

MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
DECEMBER 14, 2017 5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM
(Recording Available)

1. Roll Call

Board Members

Bryan Evans, Vice Chairman
Amy Haney
David Robar, Chairman
John Waddell

Others

Alex Harnocz, Planner, Board Secretary
Michael Molinski, Building Commissioner, City Architect
Bryce Sylvester, Planning and Development Director

2. Approve the minutes of the November 9, 2017 meeting

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE** the minutes of the November 9, 2017 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

Mr. Harnocz read the Opening Remarks.

Items 16 and 19 were Summary Approved at the pre-review meeting on December 7, 2017.
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SUMMARY APPROVED

SIGN REVIEW

16. **Docket No. 12-103-17**

14861 Detroit Avenue
Marc's

- () Approve
- () Deny
- () Defer

Mike Bizjak
Cicogna Electric & Sign Co.
4330 N. Bend Road
Ashtabula, Ohio 44004

Applicant proposes the installation of two non-illuminated department signs. (Page 79)

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE** the request. All of the members voting yea, the motion passed.

19. **Docket No. 12-106-17**

15422 Detroit Avenue
Roundstone Management, Ltd.

- () Approve
- () Deny
- () Defer

Timothy P. Whitford, Esq.
Roundstone Management, Ltd.
15422 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes replacement of "15422" with "ROUNDSTONE" using the same materials. (Page 98)

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE** the request. All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

Mr. Harnocz advised the Board members that the applicant withdrew the request. A new application would be submitted in 2018 that included the front porch. No action was required from the members.

Applicant proposes modifications to an existing front porch; item deferred from November meeting. (Page 9)

The Board members asked about colors, the front door, and materials; the owner had not decided yet.

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE** with the following stipulation:

- The color selection for the siding is approved administratively by the Division of Housing and Building.

All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

Applicant proposes modifications to plans approved in May 2017 for a new front porch, new deck and new 2 car garage.

The Board members disapproved of a privacy fence around a deck; they liked the railing approved at the November meeting.

Public comment was taken. City administration said some of the issues would be addressed at the Board of Zoning Appeals meeting on December 21, 2017. Survey pins were required before driveway permits would be issued.

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE** the request with the following stipulations:

- The porch railing is approved as per the rendering dated November 22, 2017, and

- All of the members voting yea, the motion passed.

() Approve	Jeff Leonard
() Deny	JT Leonard Contractors dba JTL Construction
() Defer	5201 Grant Avenue
	Cuyahoga Heights, Ohio 44125

Jeff Leonard, JT Leonard Contractors dba JTL Construction, applicant was present to explain the request.

Public comment was closed. Mr. Harnocz received a letter from the abutting neighbor (made part of record).

() Approve Paul Beegan
() Deny Beegan Architectural Design
() Defer 15703 Madison Avenue
Lakewood, Ohio 44107

Paul Beegan, Beegan Architectural Design, applicant and Michaela Kirsliip (sp) were present to explain the request.

All of the members voting yea, the motion passed.

() Approve Jack Sitak
() Deny 814 Wagat Road
() Defer Rocky River, Ohio 44116

Jack Stitak, applicant and property owner was present to explain the request.

Public comment was closed. City administration supported the proposal.

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE the request with the following stipulations:**

- **Use the same siding style in the porch gable as is used for the rest of the house, and**
- **Return to BBS for railing height variance.**

All of the members voting yea, the motion passed.

10.	Docket No. 12-1087-17 12-108-17	R	2107 Robin Street
	() Approve		Brett Dawson
	() Deny		Payne & Payne Builders
	() Defer		10750 Mayfield Road
			Chardon, Ohio 44024

Applicant proposes the construction of a new residential home on vacant lot. (Page 122)

Mike Kato, Payne & Payne Builders, architect was present to explain the request.

The Board members asked for additional details about colors, porch railings. Discussion ensued about the necessity for railings. The members liked the design.

Public comment was closed. City administration supported the proposal.

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE the request with the following stipulation:**

- **Replace the wider horizontal porch railings with thinner ones.**

All of the members voting yea, the motion passed.

11.	Docket No. 12-98-17	C	2035 Quail Street Birdtown Brewery
	() Approve		Greg Ernst
	() Deny		AoDK Inc.
	() Defer		17306 Madison Avenue
			Lakewood, Ohio 44107

Applicant proposes a new 1,500 sf outdoor patio. (Page 41)

Tom Leneghan, Birdtown Brewery, and Greg Ernst, AoDK Inc., applicant were present to explain the request.

Mr. Harnocz recommended that Birdtown Brewery seek Planning Commission approval for outdoor dining prior to moving forward, since the drawings as presented appear not to be compliant with parts of the outdoor dining regulation.

Public comment was closed. City administration supported the proposal based on its design.

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE the request with the following stipulation:**

- **Approval by the Planning Commission for outdoor dining.**

All of the members voting yea, the motion passed.

12.	Docket No. 12-99-17	C	18001 Detroit Avenue St. Peter's Episcopal Church
	() Approve		Chris Auvil
	() Deny		Marous Brothers Construction
	() Defer		1702 Joseph Lloyd Parkway
			Willoughby, Ohio 44094

Applicant proposes the addition to an existing church. (Page 46)

Chris Auvil, Marous Brothers Construction, applicant was present to explain the request.

Board members asked about colors, materials, gutter system; they liked the modifications made since the pre-review meeting. However they did not like the look of the dark thick walls on the south side second floor; it looked as if it was two separate structures. Nor did they like the wood in all of the wall sections on the east side but liked the idea of stone. Various options were discussed.

Public comment was taken. City administration stated they were getting close, but more work was needed. Mr. Auvil said they wanted to defer until next month.

A motion was made by Mr. Robar, seconded by Mr. Evans to **DEFER the item until the meeting on January 11, 2018**. All of the members voting yea, the motion passed.

13.	Docket No. 12-100-17	C	11906 Madison Avenue Infleursion, LLC
	<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		Craig M. Dixon Dixon Architects 29354 Hummingbird Circle Westlake, Ohio 44145

Applicant proposes modifications to an existing building for a new business. (Page 66)

Dvora Nelson, owner, Craig Dixon, Dixon Architects, and Lenny Berry (sp), owner, were present to explain the request.

The Board members did not approve of the stone or the blank wall. City administration stated the current form of the building was more appropriate. The Board members preferred a flat roof.

Public comment was closed. City administration offered examples of what was acceptable, along with suggested materials.

A motion was made by Mr. Robar, seconded by Mr. Evans to **DEFER the item until the meeting on January 11, 2018**. All of the members voting yea, the motion passed.

14.	Docket No. 12-101-17	C	13427 Madison Avenue Euro Gyro
	<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		Stephen Suhayda 8787 Treetop Trail Broadview Heights, Ohio 44147

Applicant proposes modifications the west façade for outdoor dining. (Page 73)

Stephen Suhayda, architect was present to explain the request.

The Board members asked if the door and windows height would be the same, maybe add a transom above the door, or perhaps making it a storefront.

Public comment was closed. City administration asked for discussion about the railing, extending the patio to the north edge of the building, and spacing of the tables. Planning Commission approval is needed for outdoor dining.

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE the request with the following stipulations:**

- **There is Planning Commission approval for outdoor dining,**

- It is an all glass area with transom window over the door/header to match the storefront, and
- The patio is extending to the north edge of the building.

All of the members voting yea, the motion passed.

SIGN REVIEW

15. Docket No. 12-102-17

**15901 Hilliard Road
Comfort Dental Group**

- () Approve
() Deny
() Defer

Dr. Niki Cochran
15901 Hilliard Road
Lakewood, Ohio 44107

Applicant proposes new inserts on an existing sign. (Page 76)

Heather Neiding, representative was present to explain the request.

The Board members suggested placing "By Dr. Niki" and the telephone number on one plane, omit the horizontal line, or omit the telephone number altogether. Discussion continued about background color. It was decided that **the final layout could be approved administratively.**

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE** the request with the following stipulations:

- The background is dark grey,
- The doctor's name is moved to the right, and
- The telephone number is moved to the left.

All of the members voting yea, the motion passed.

17. Docket No. 12-104-17

**15622 Madison Avenue
City Of Fades Barber Shop**

- () Approve
() Deny
() Defer

Aldo Dure
BNNext Awning & Graphics Inc.
5109 Clark Avenue
Cleveland, Ohio 44102

Applicant proposes the manufacture and installation of non-illuminated gemini letters to the sign band. (Page 86)

The applicant was not present.

A motion was made by Mr. Robar, seconded by Mr. Evans to **DEFER** the item until the meeting on January 11, 2018. All of the members voting yea, the motion passed.

18. Docket No. 12-105-17

**18503 Detroit Avenue
ElaNour Couture**

- () Approve
() Deny
() Defer

Nour Salameh
ElaNour Couture
18503 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes two signs, front and side of building. (Page 90)

Ela Salameh, ElaNour Couture was present to explain the request.

The Board members discussed position of the lettering in relationship to the windows. City administration asked about the dimensions of the lettering. The dimensioned drawing and the rendering appeared to be at different scales. The letter size depicted in the rendering is more appropriate for this position on the building.

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE the request with the following stipulation:**

- **The letter sizes match the dimensions in the rendering.**

All of the members voting yea, the motion passed.

Mr. Robar thanked Mr. Evans on behalf of the Board for his five years of service. Mr. Sylvester spoke on behalf of the administration and thanked Mr. Evans for his dedication and hard work.

ADJOURN

A motion was made by Mr. Evans, seconded by Mr. Robar to **ADJOURN** the meeting at 8:21 p.m. All of the members voting yea, the meeting adjourned.

David Robar.
Signature

1-11-18
Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. TOM LENECHAN
2. GREG ERNST
3. STEVE KORN
4. ANDREW ECKEL
5. CHRIS GORDA
6. LANA FREEMAN
7. DANA NELSON
8. JOJO DREY
9. CHADY FARR
10. STEPHAN SUTHER
11. _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, December 14, 2017



Architectural Board of Review
December 14, 2017

Summary Approval:

14861 Detroit Avenue
Marc's



15422 Detroit Avenue
Roundstone Insurance





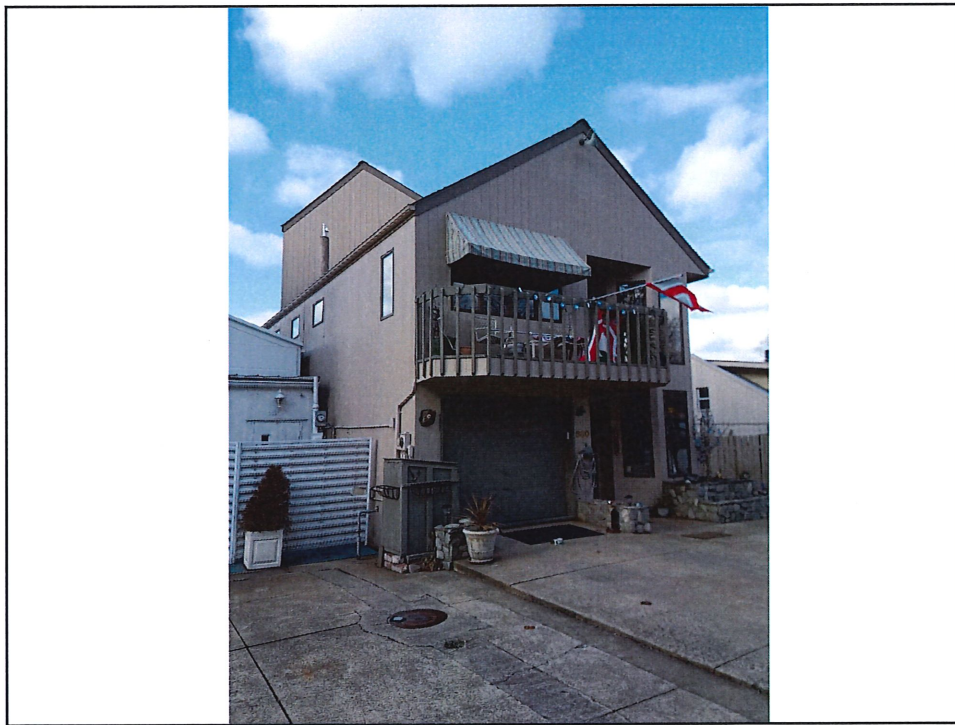
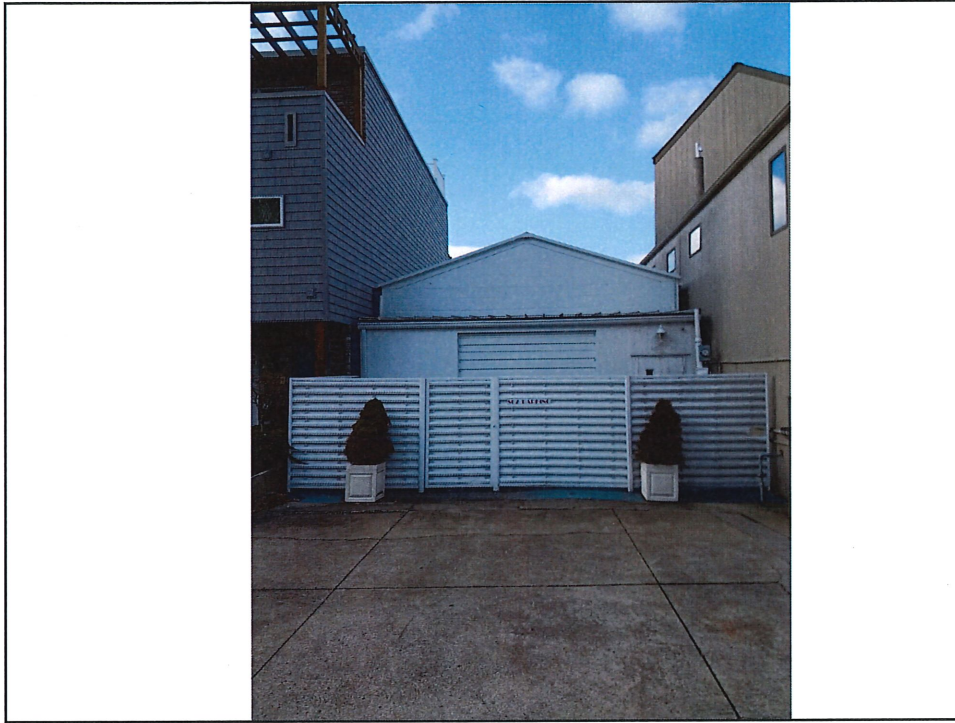
Applicant has requested to withdraw this application.
Will apply with comprehensive plan for front porch.

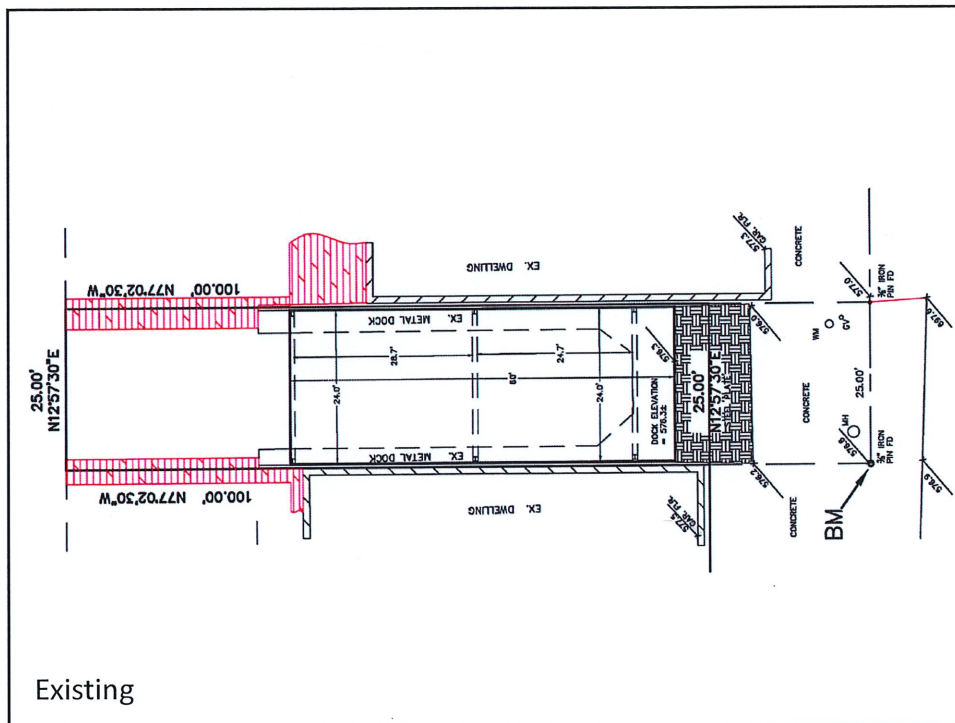


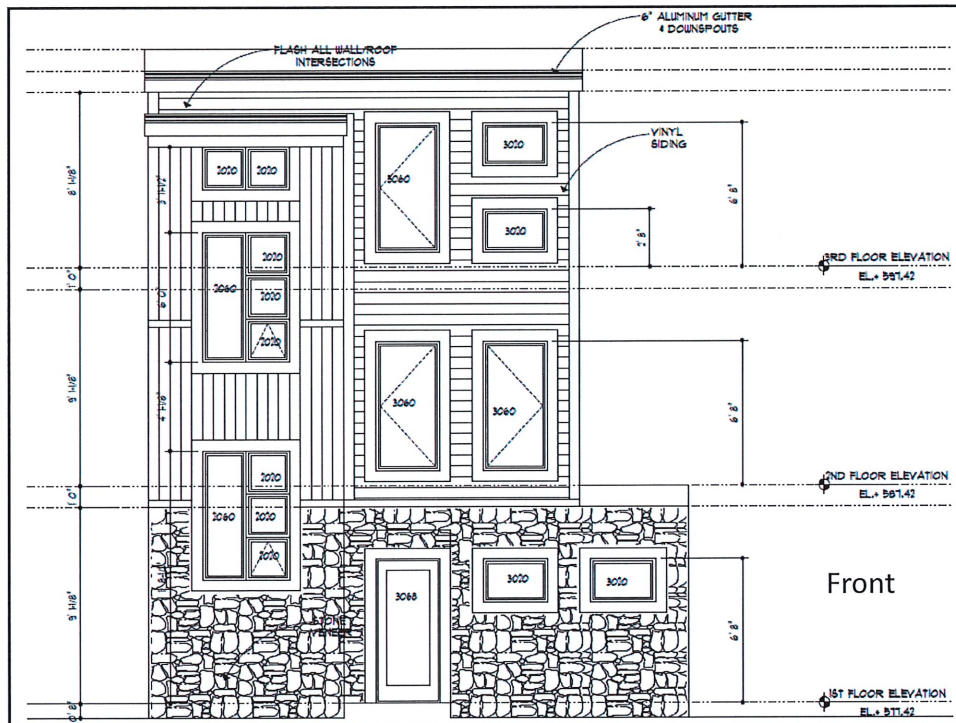
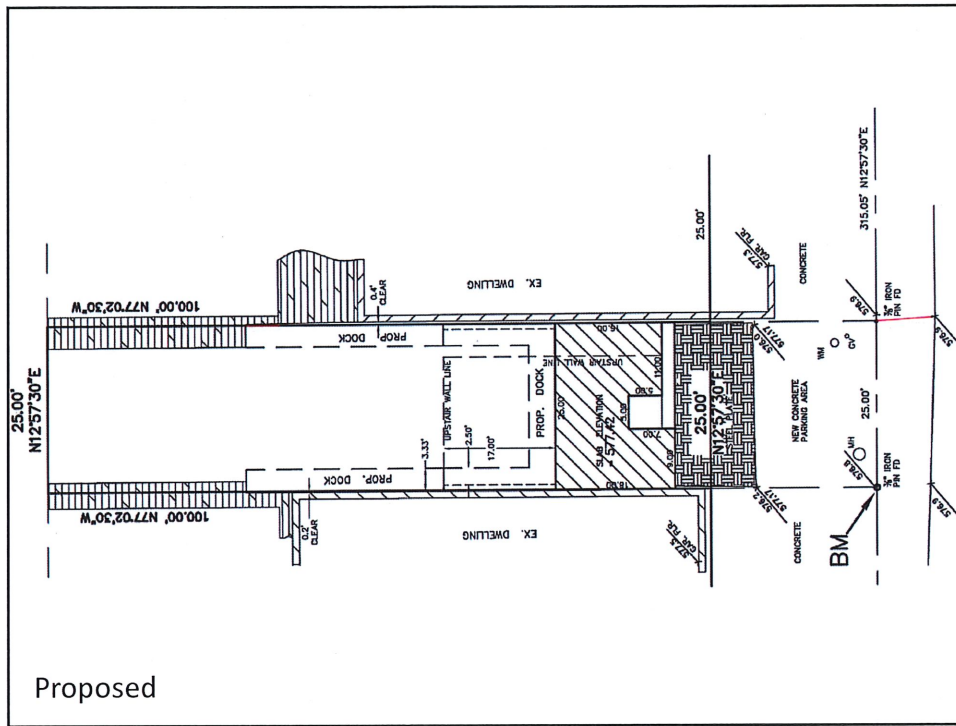
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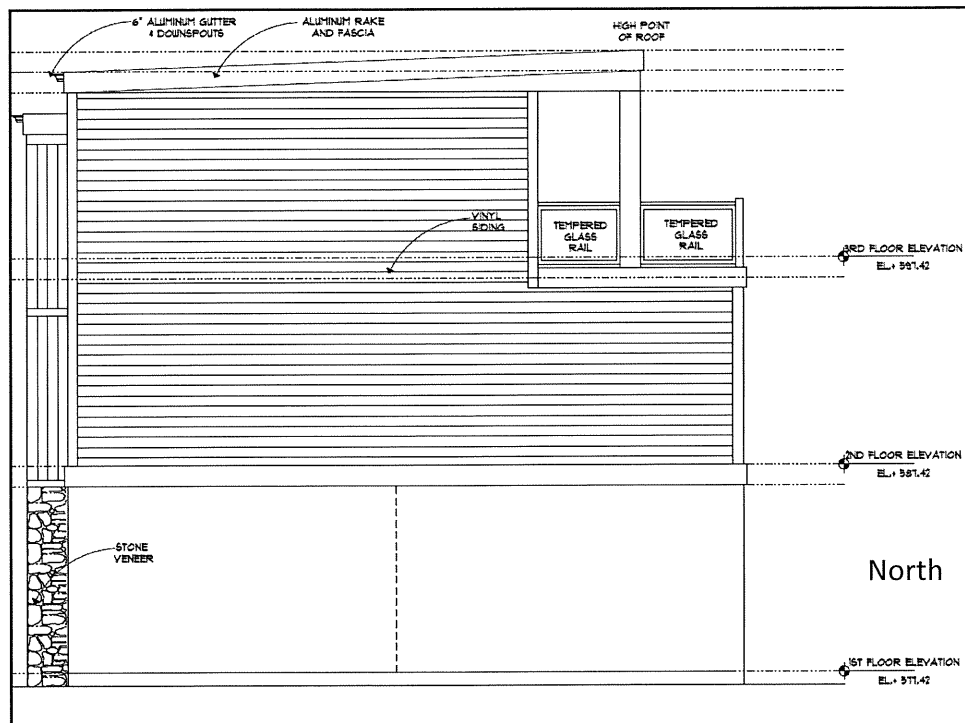
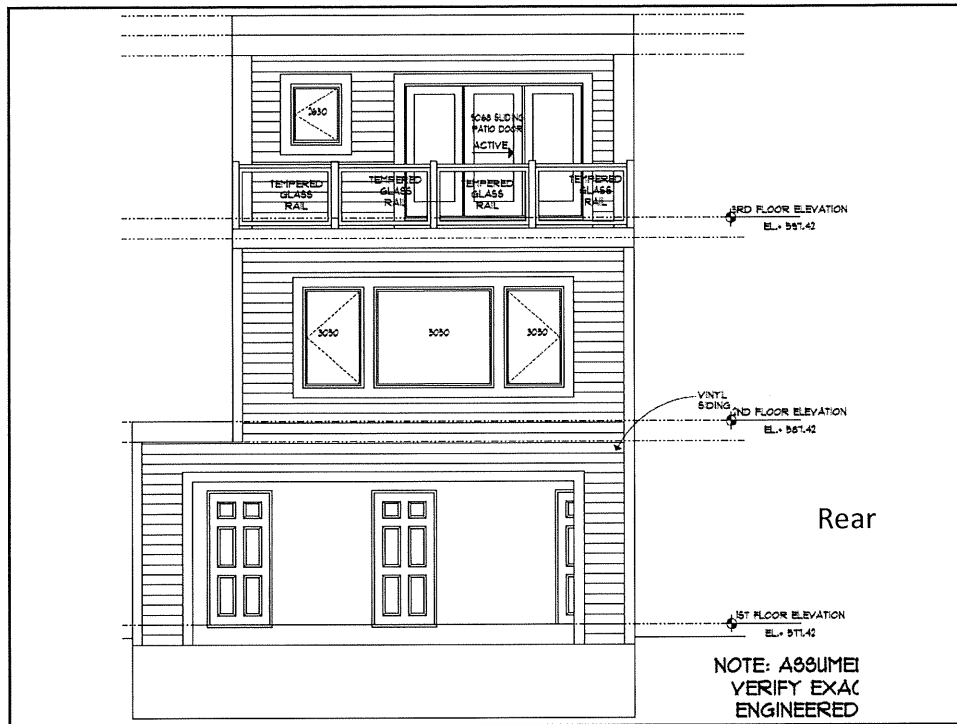


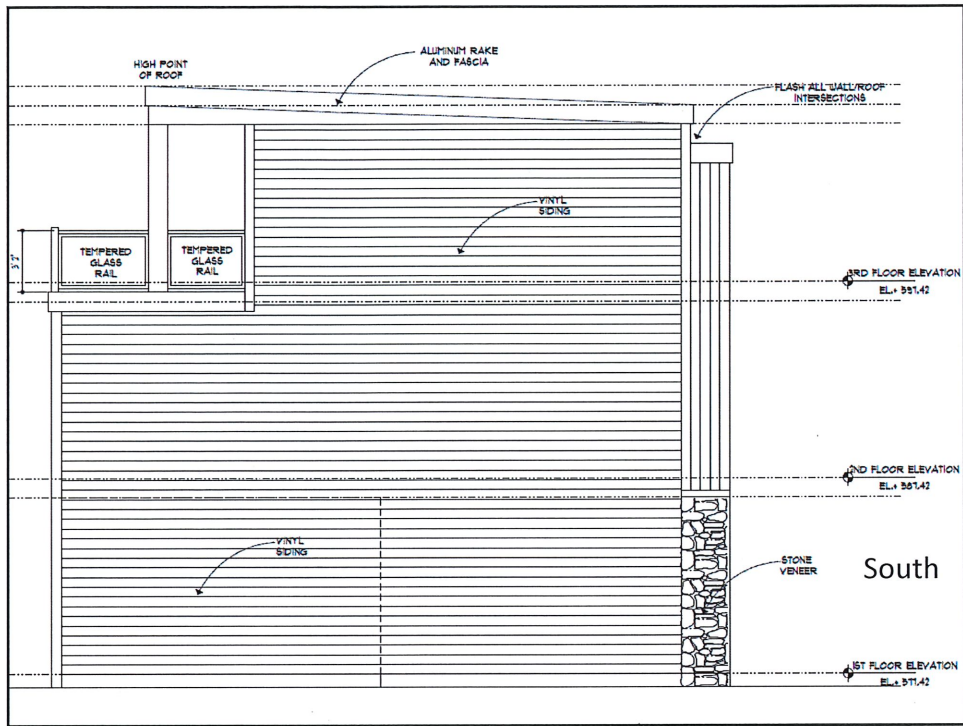
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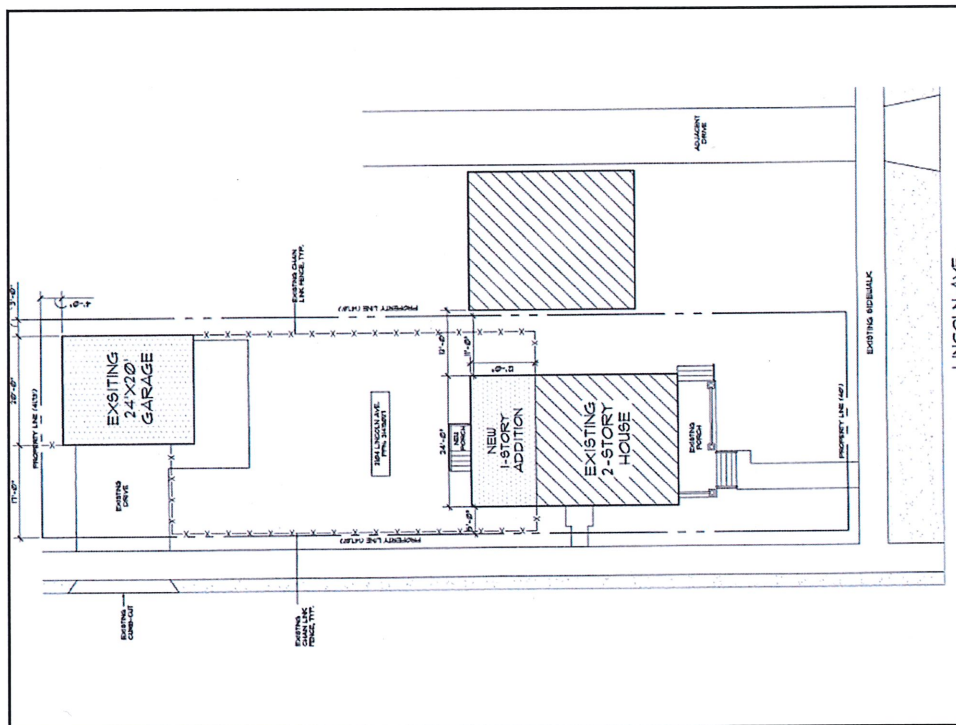






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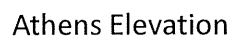


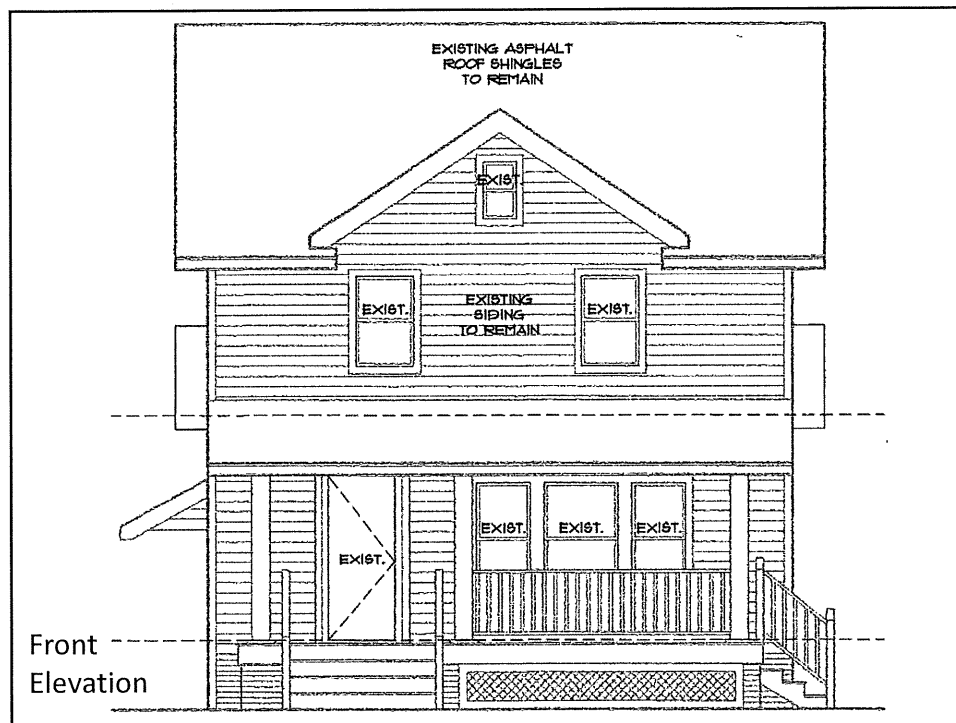
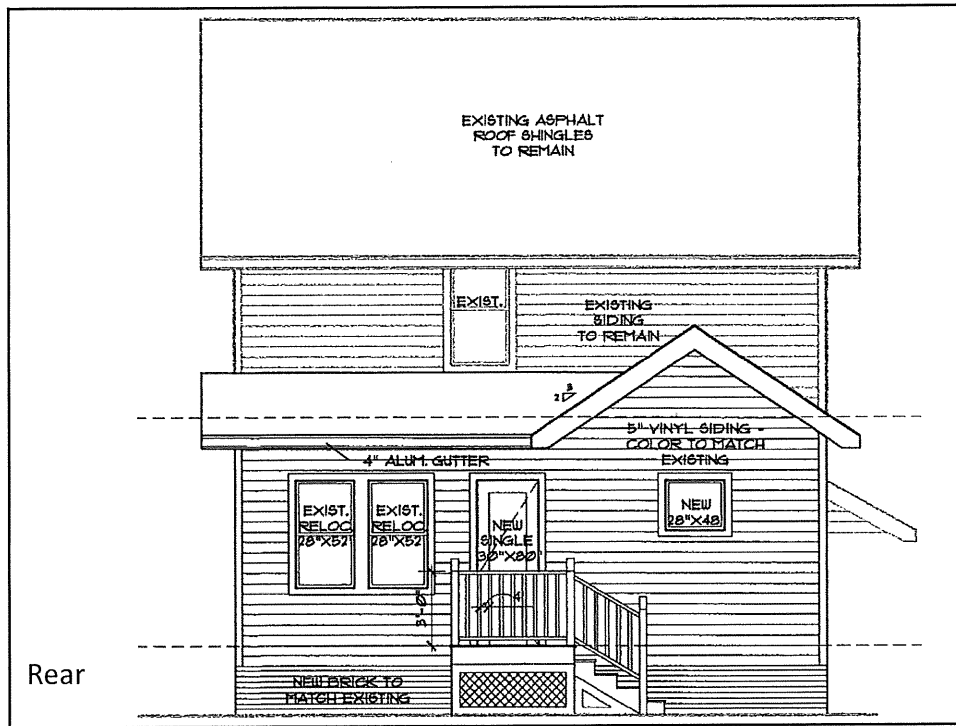
REMOVE WALL SECTION AND DOOR

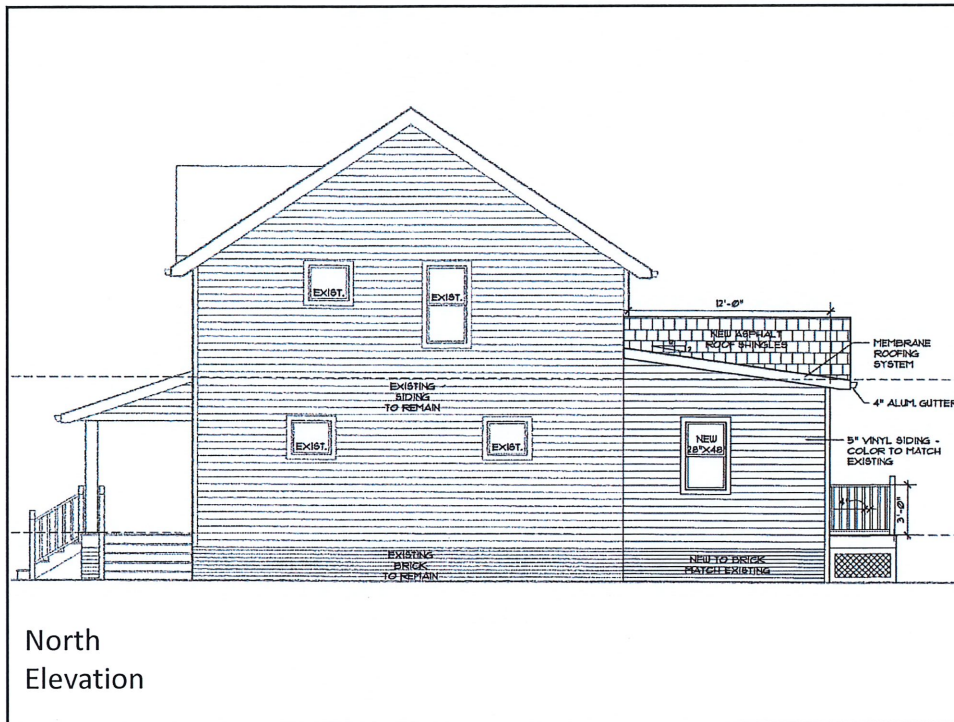
REMOVE EXISTING MASONRY AND WALL SECTION - PROVIDE TEMP. SUPPORT TO STRUCTURE UNTIL NEW STEEL IS PLACED

NOTE: REMOVE ALL WALLS, DOORS, WINDOWS AND OTHER PLAN ENTITIES SHOWN DOTTED

Floor plan of the second floor. The plan includes a Bathroom (5'0" x 7'1"), a Kitchen (10'0" x 10'0"), and a Dressing (12'3" x 15'5"). The plan also shows a central hallway, a closet, and an existing living area. Dimensions are provided for all rooms and overall sections. A north arrow is located on the left side.



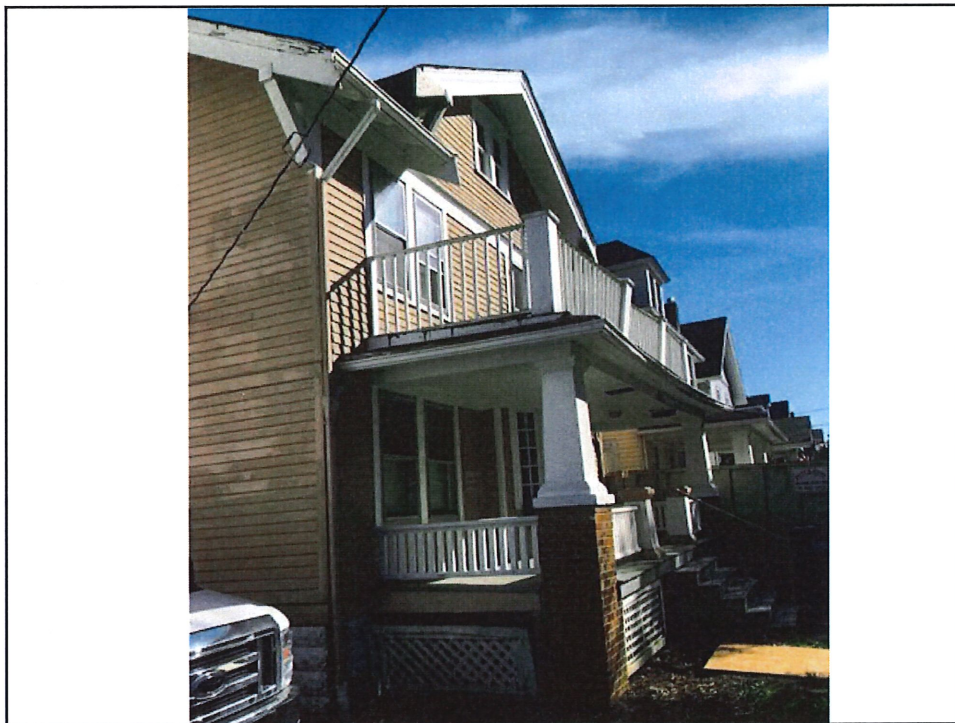


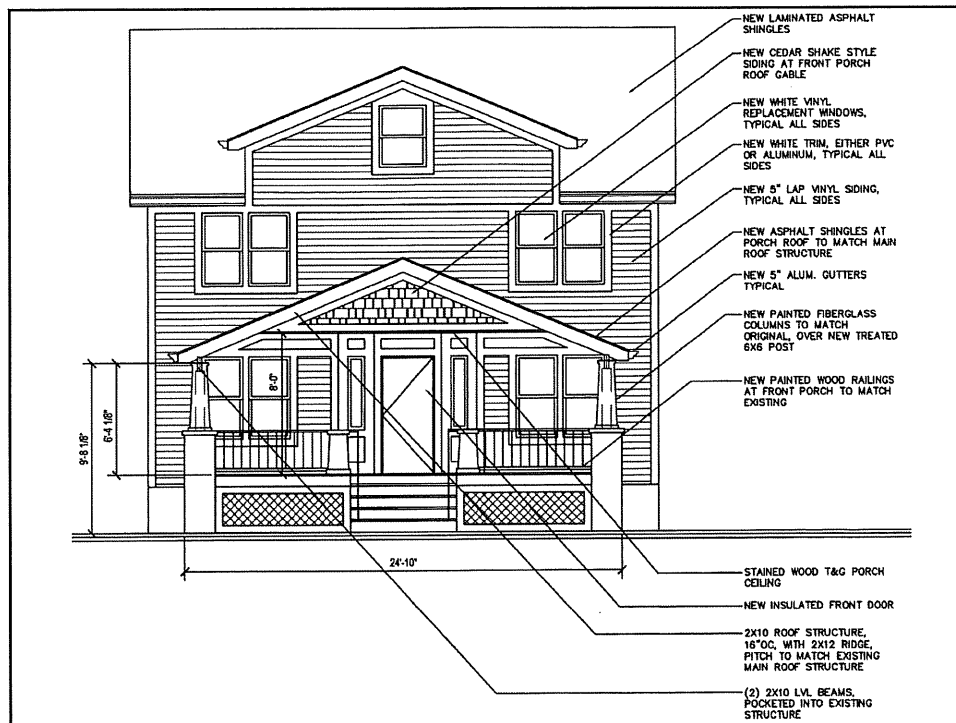
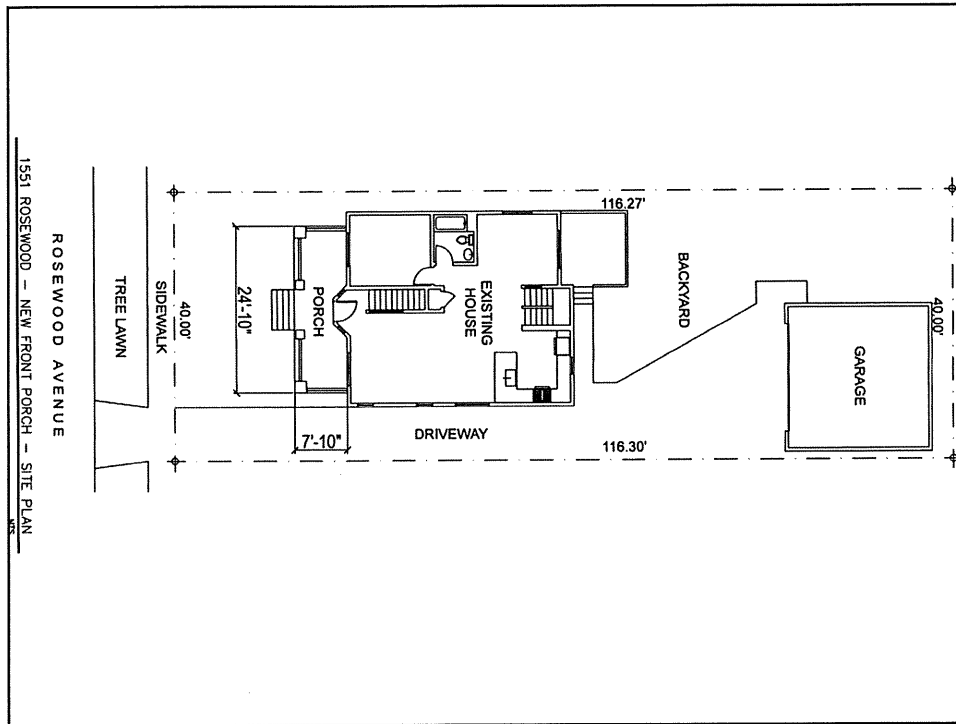




1551 Rosewood Avenue

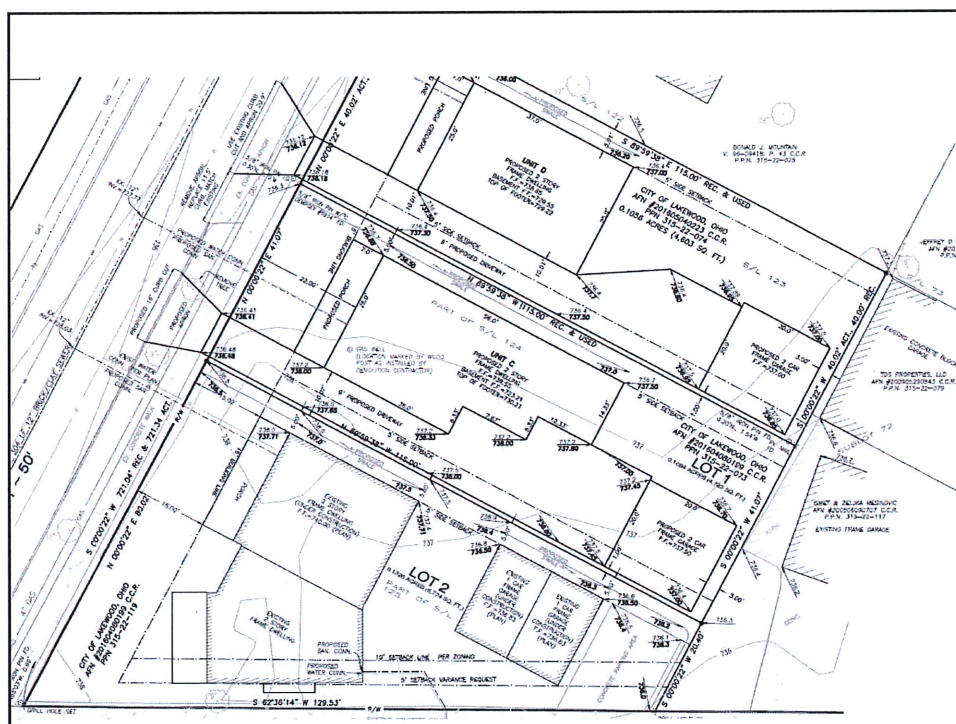


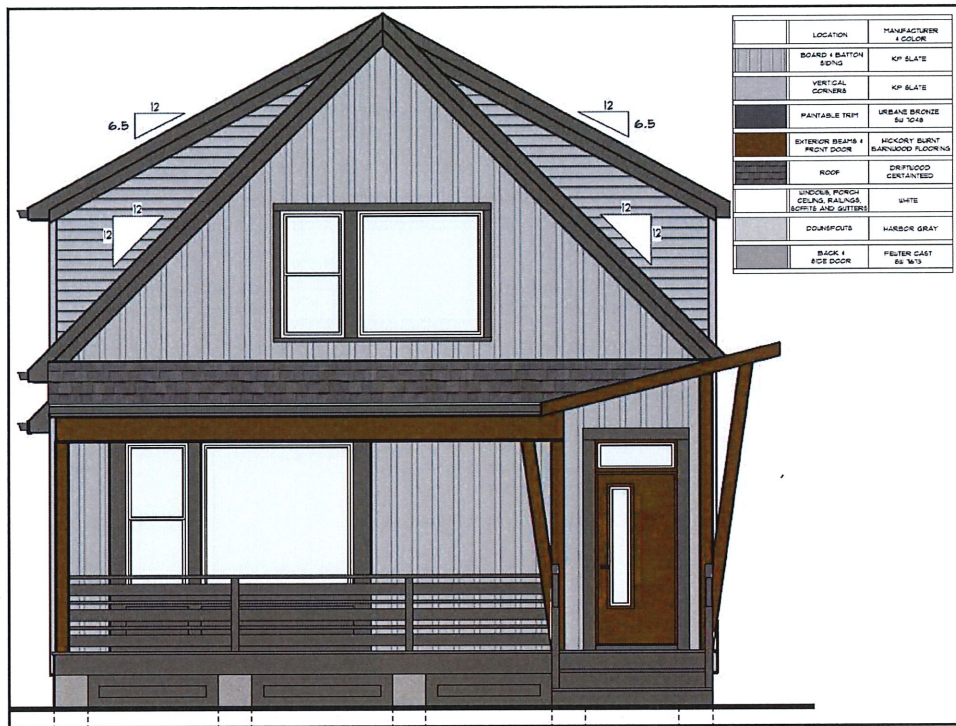


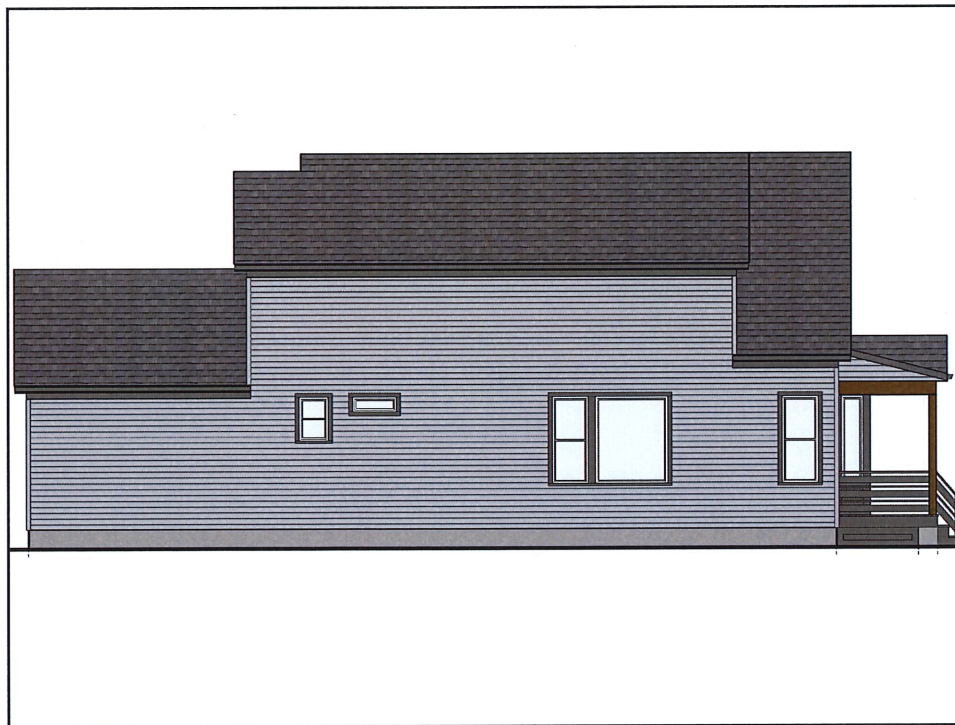


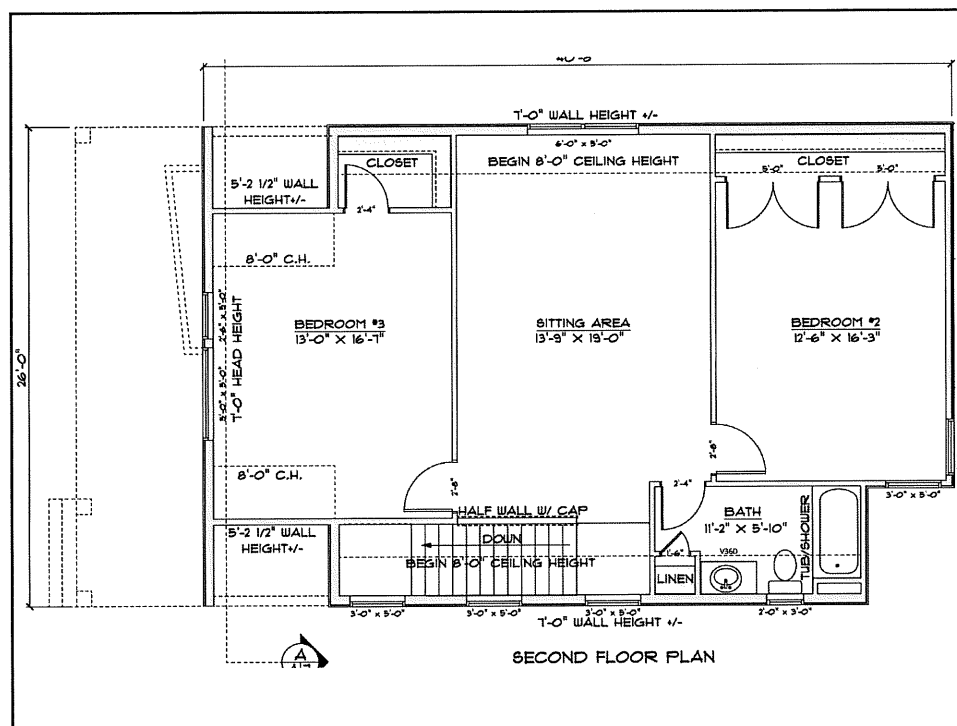
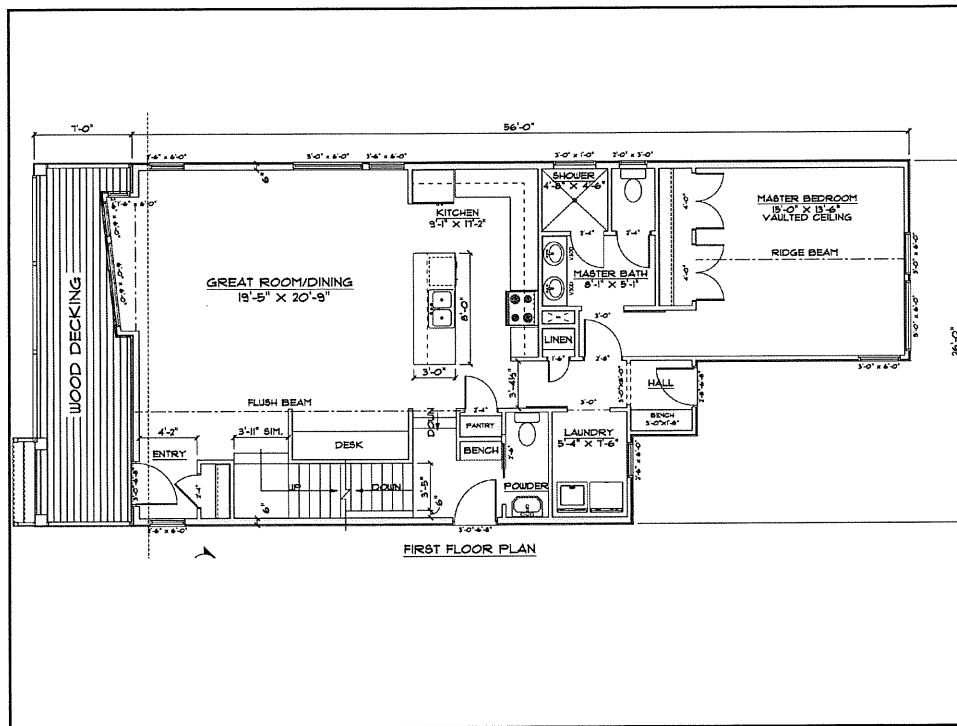


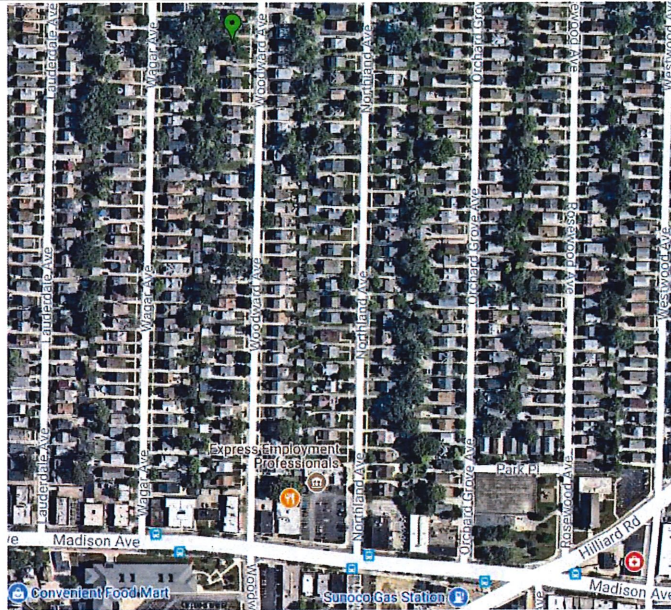
2107 Robin Street











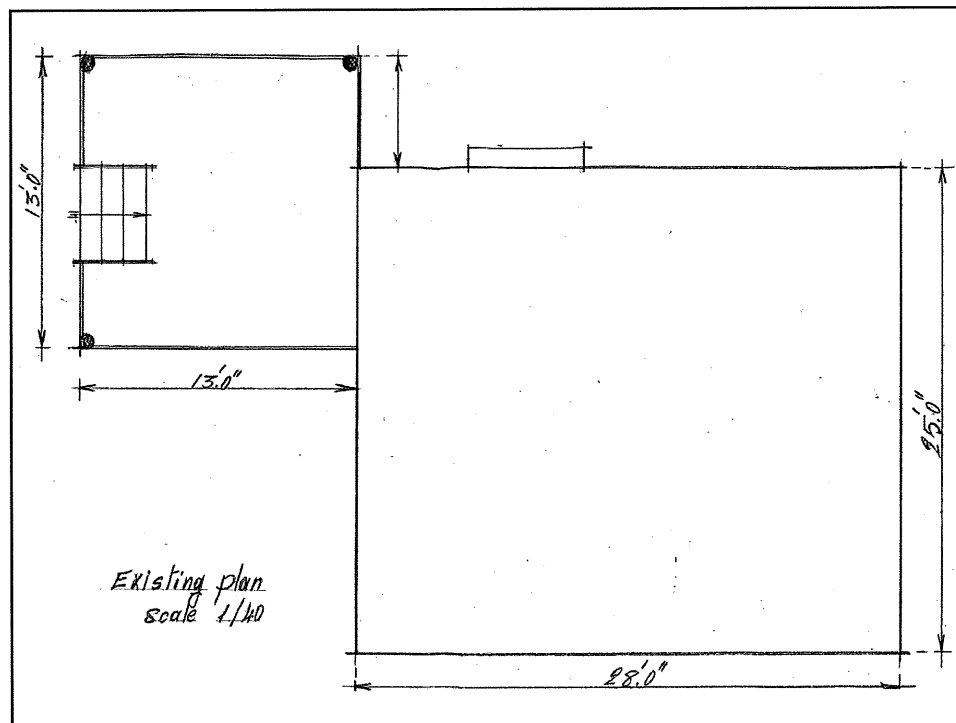
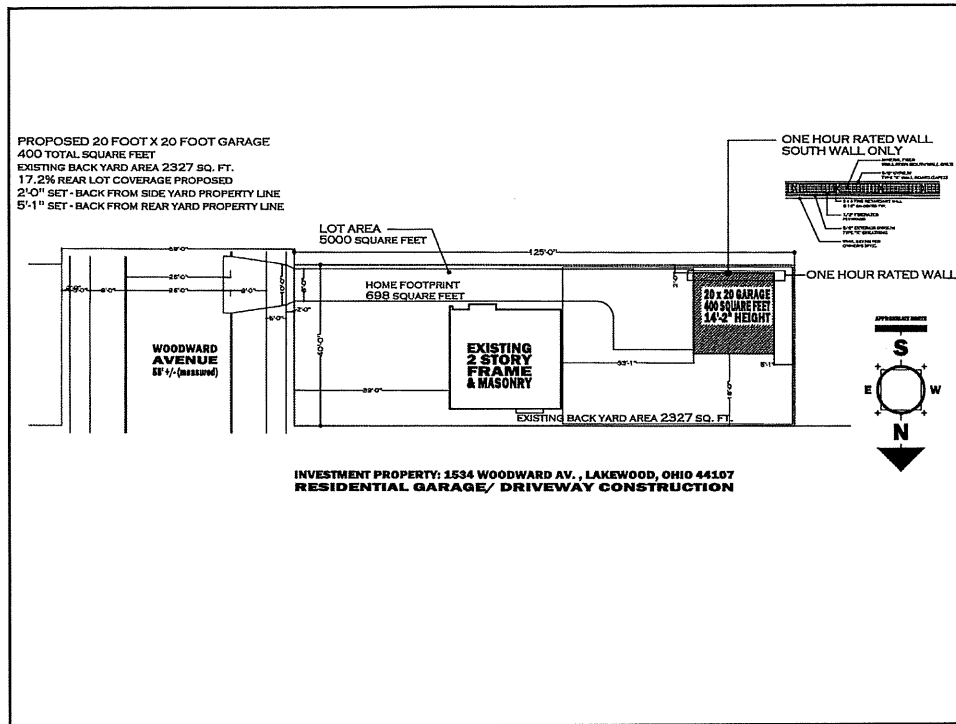
1534 Woodward Avenue

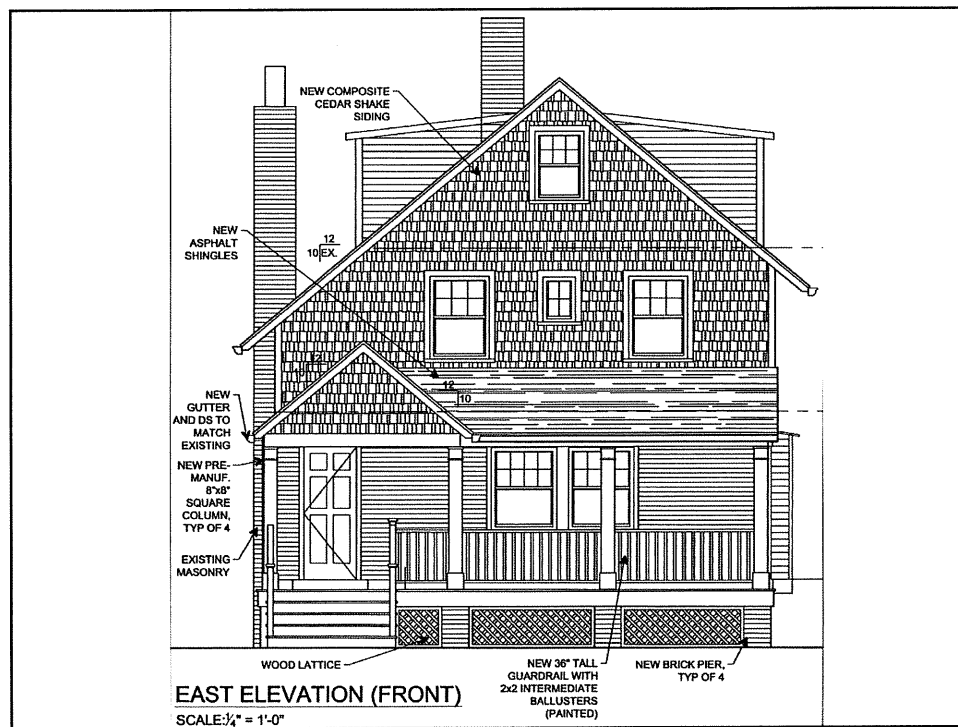
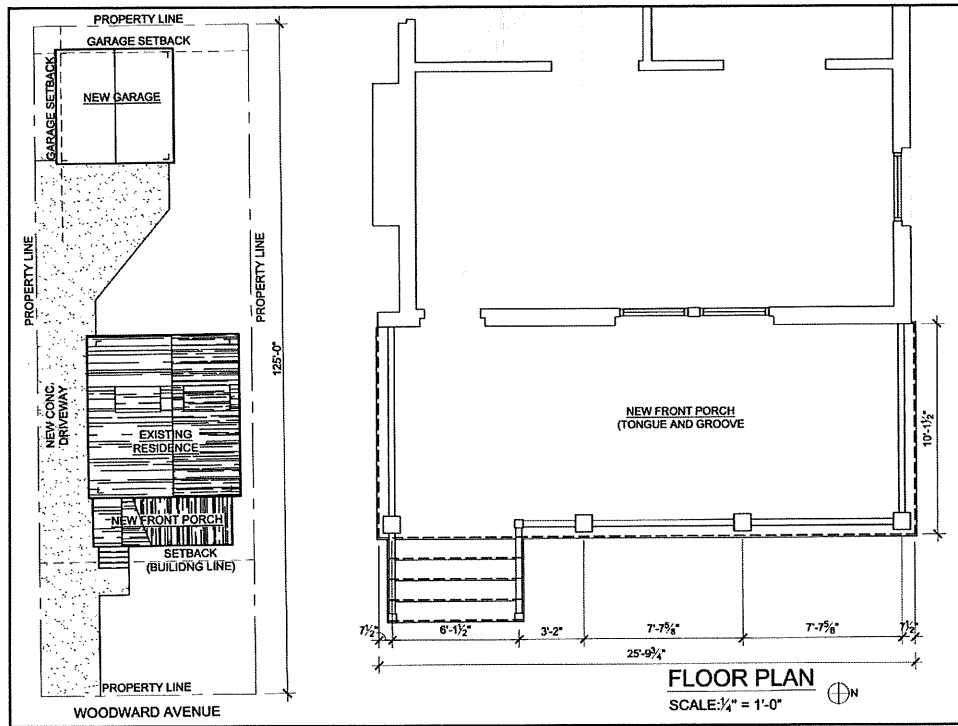


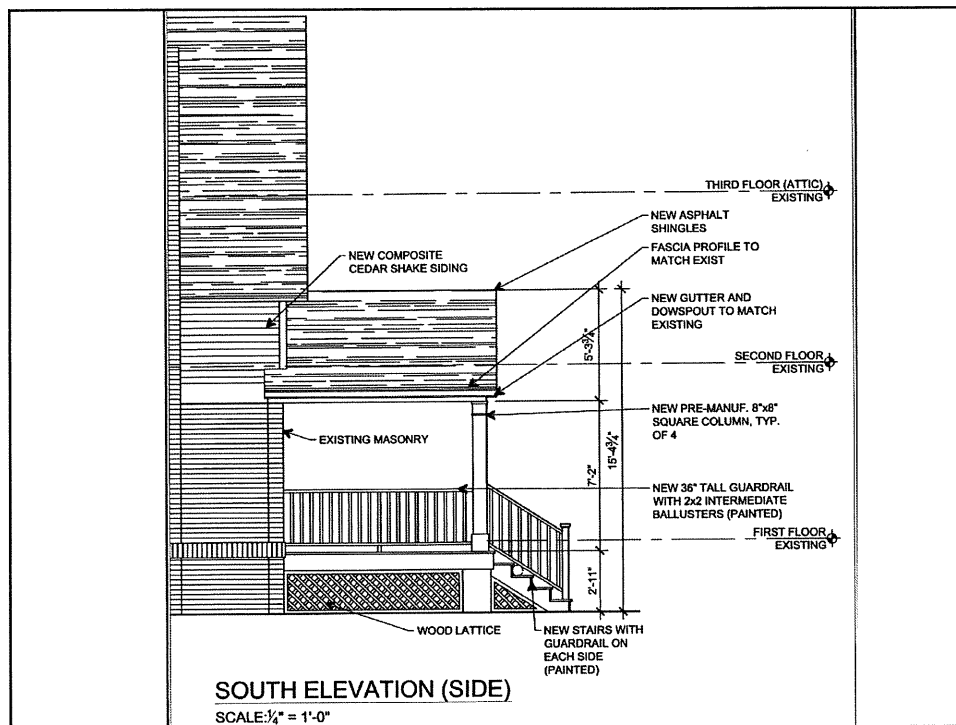
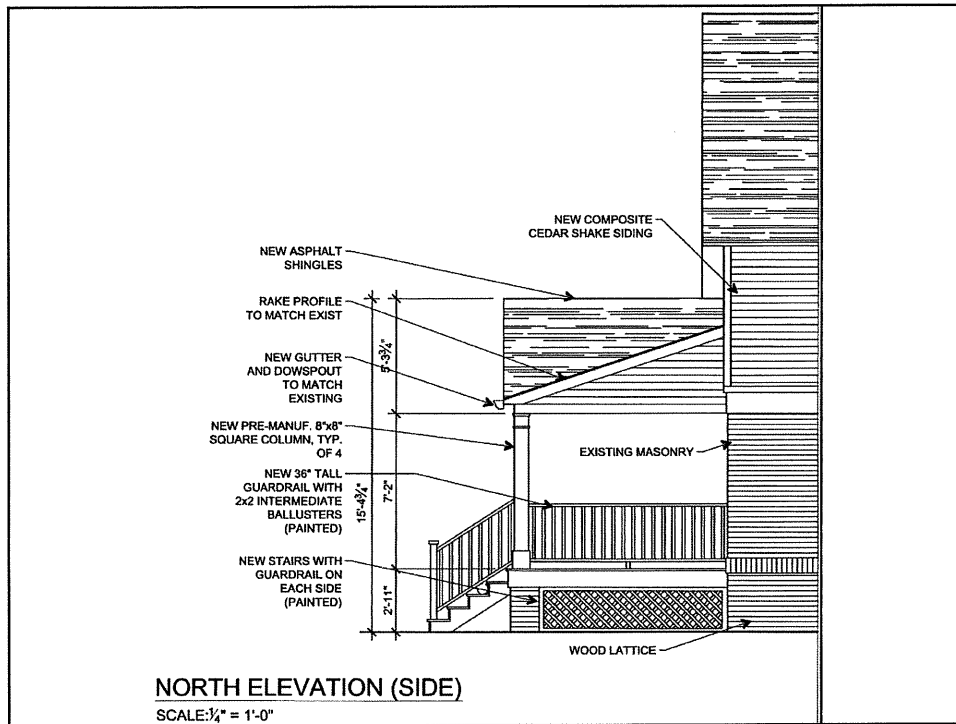
1534 Woodward Avenue

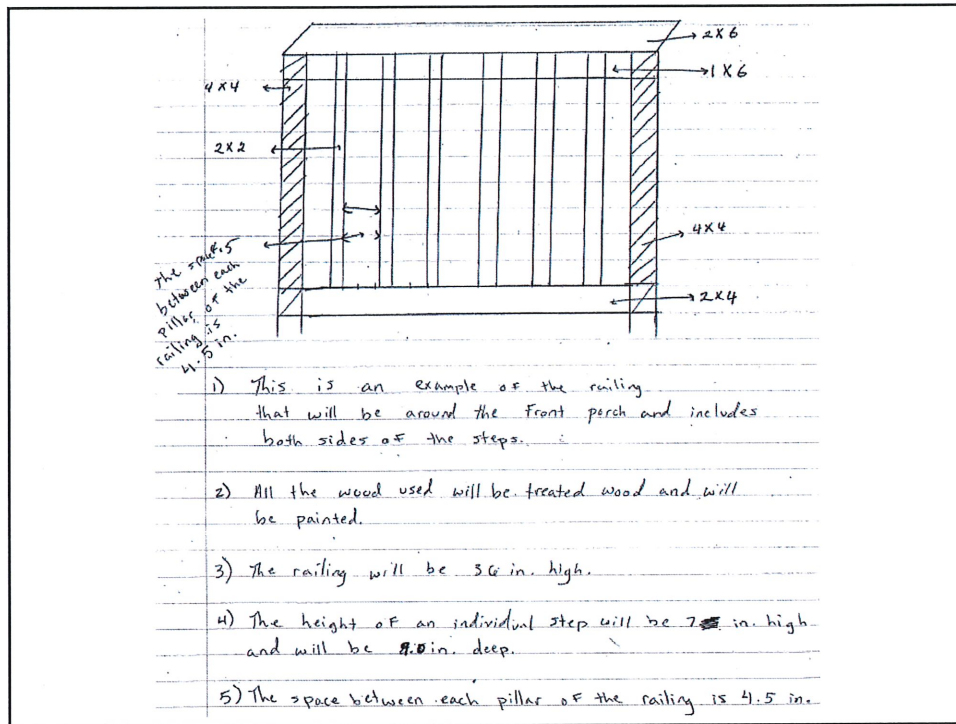




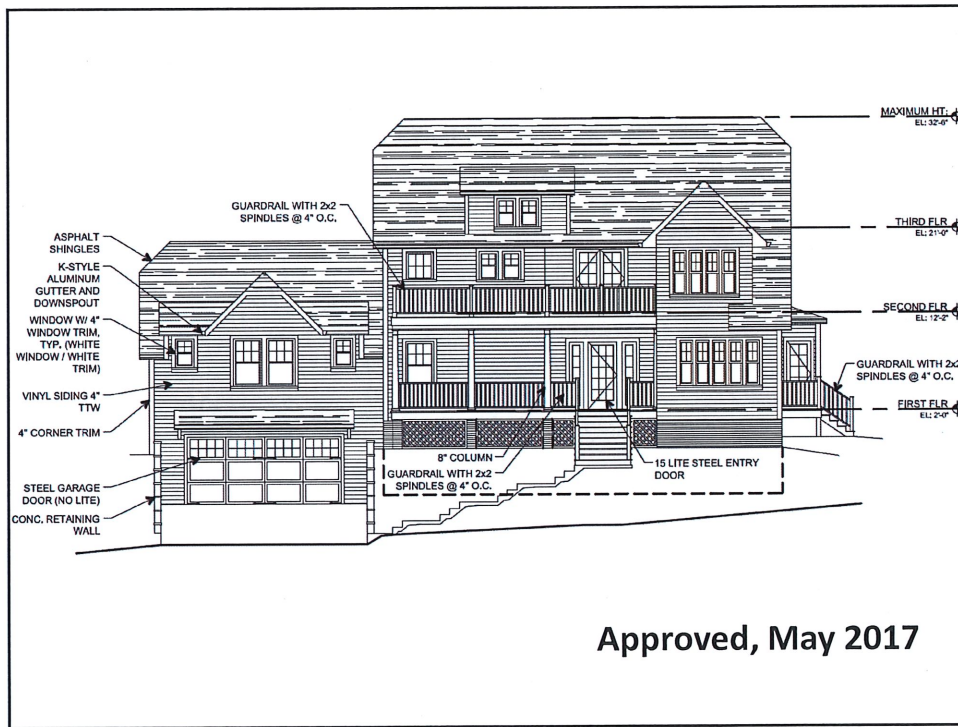


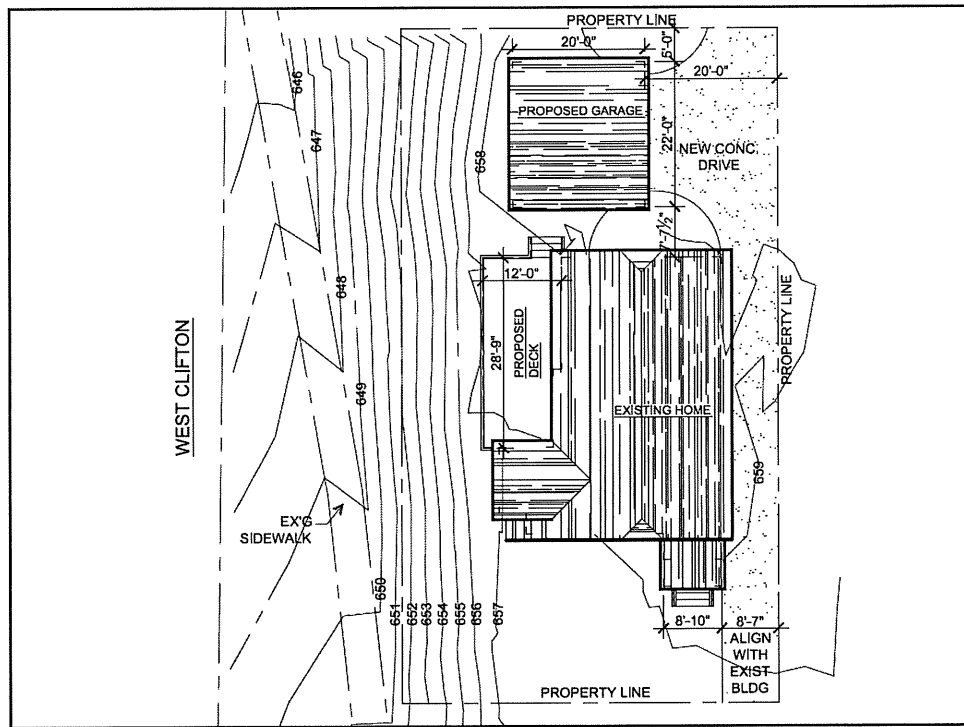
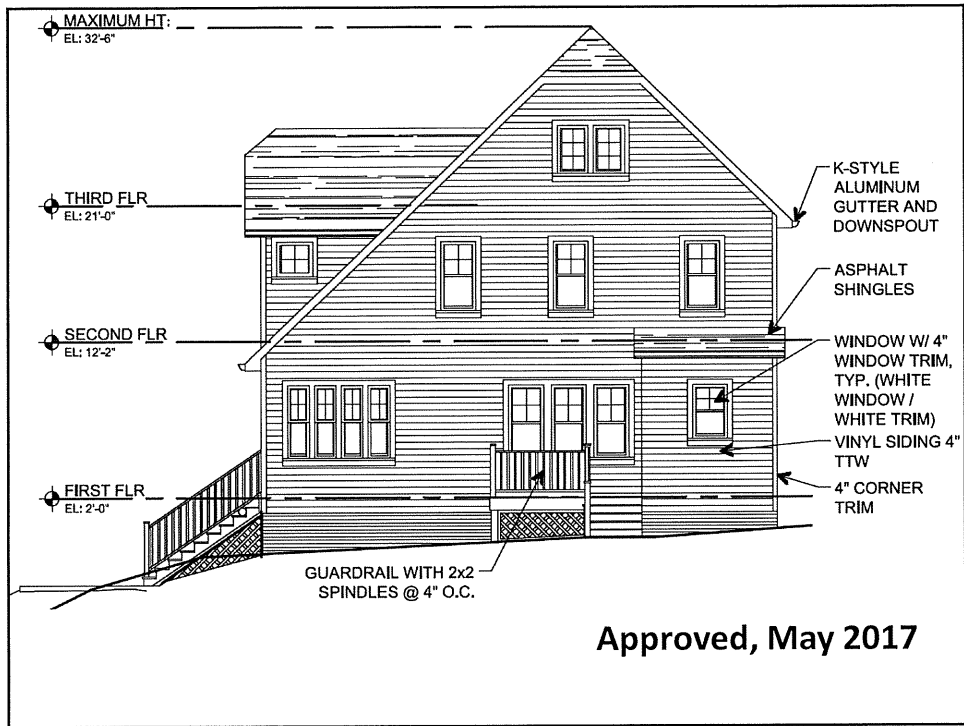


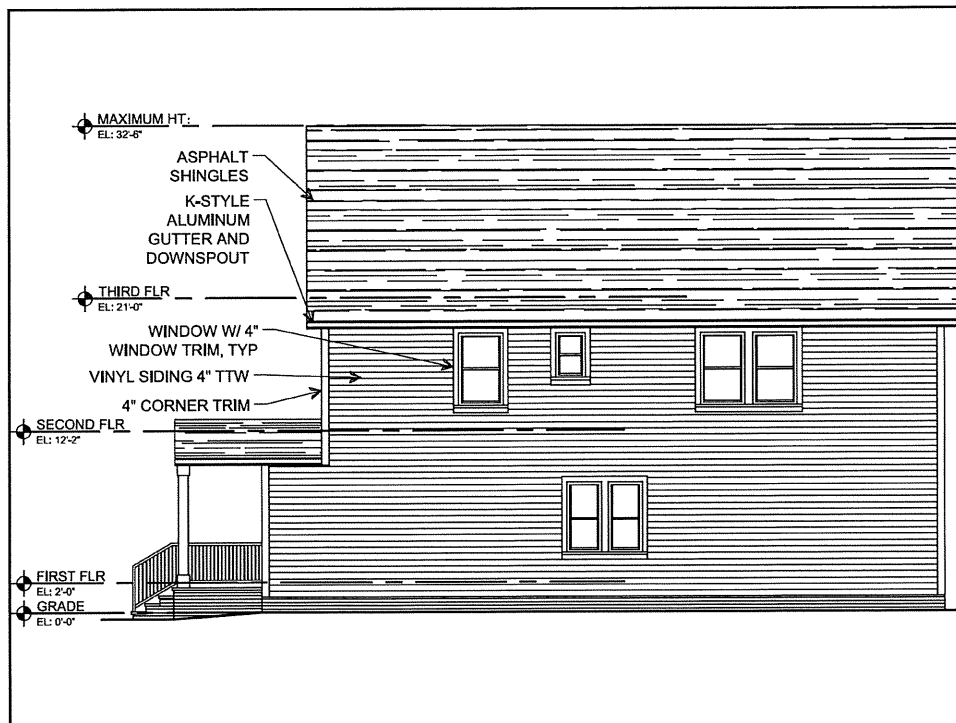
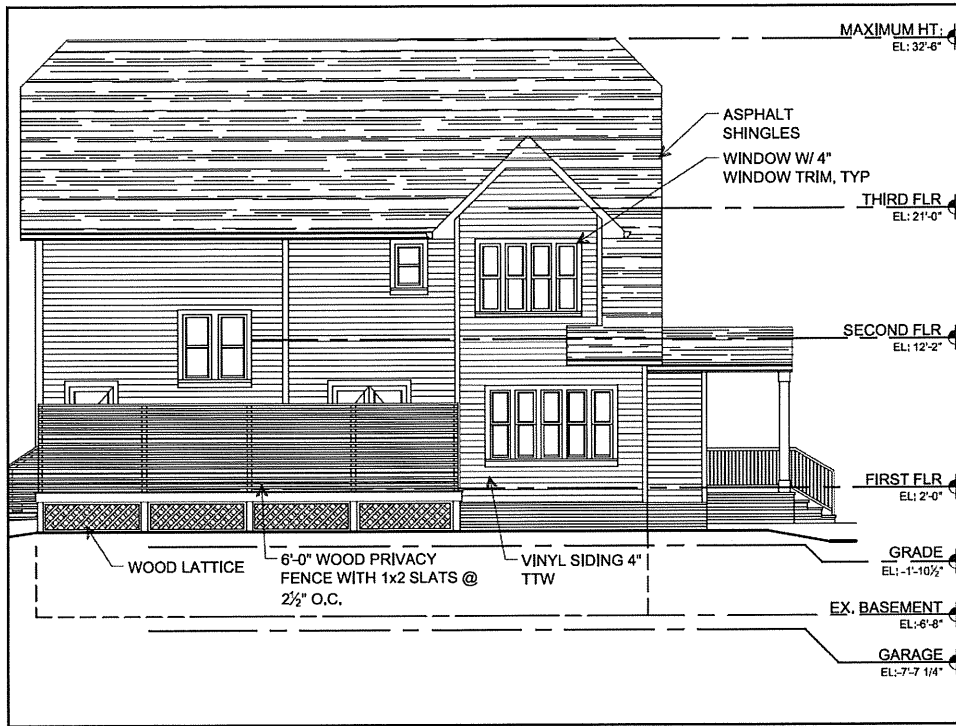


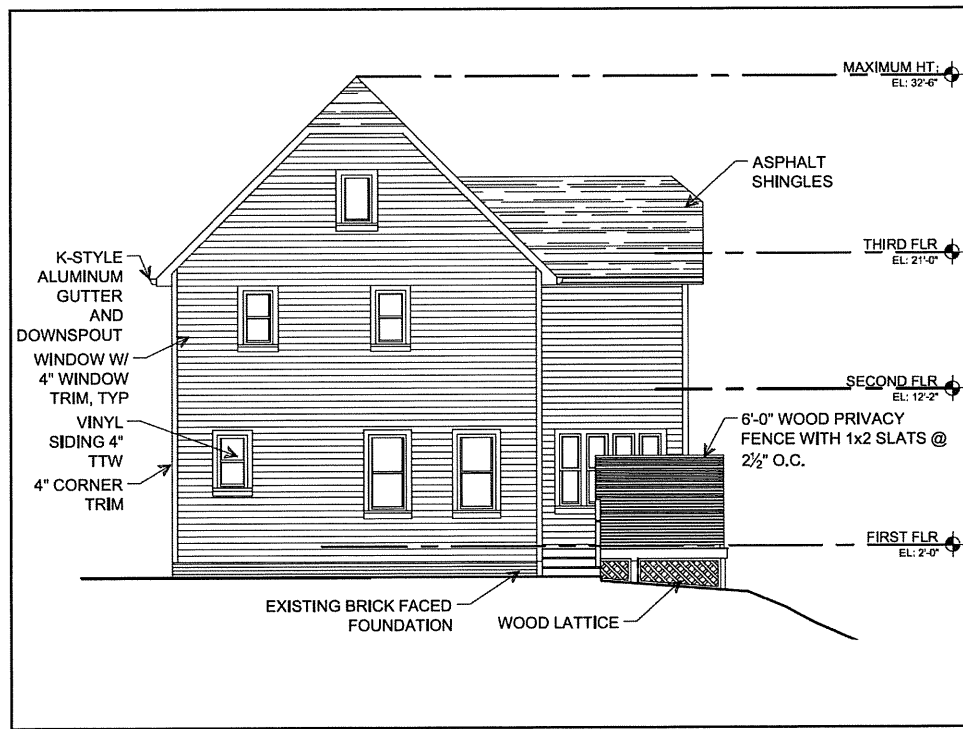
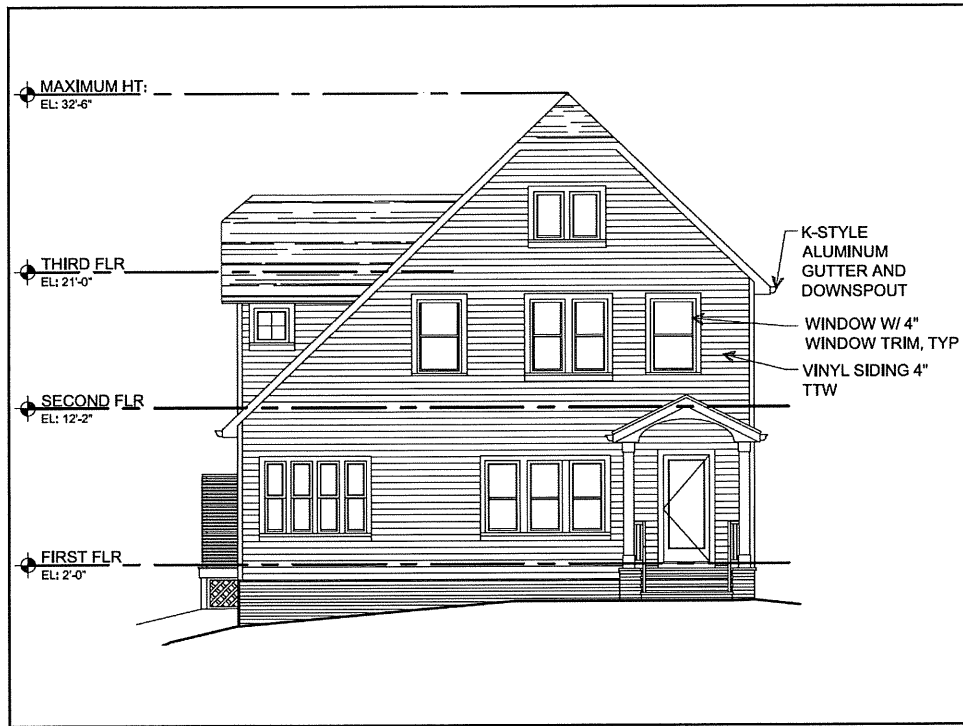


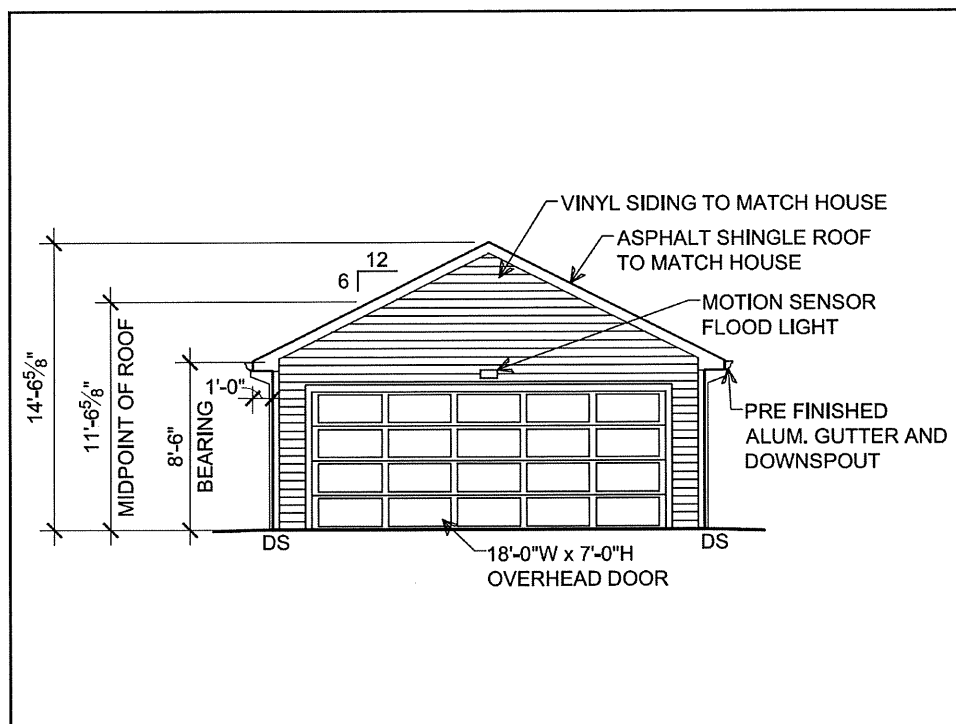
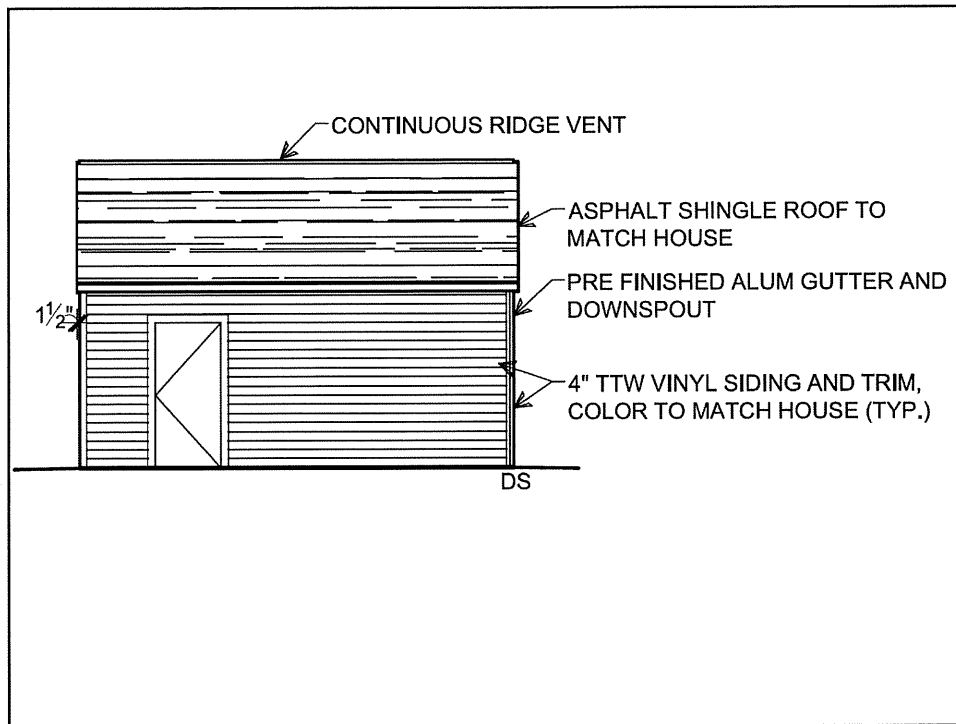




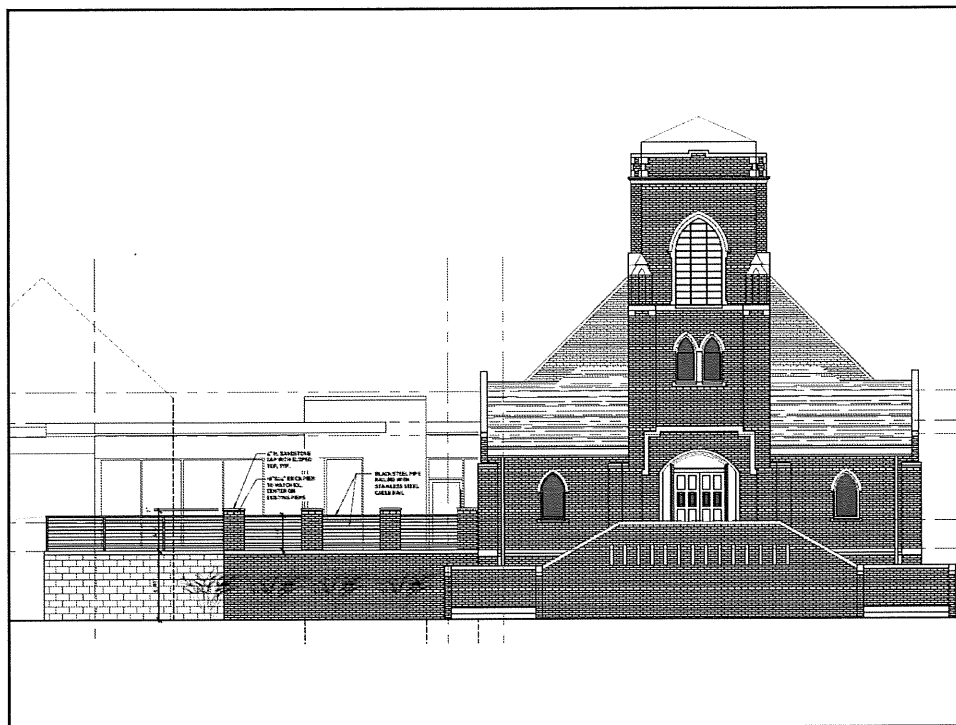
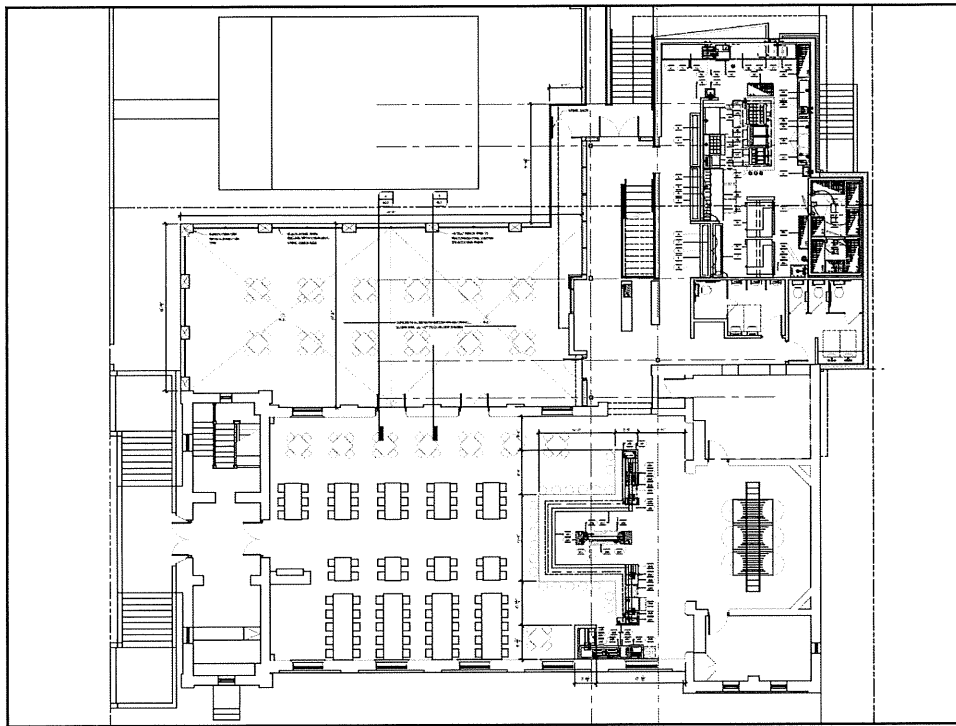


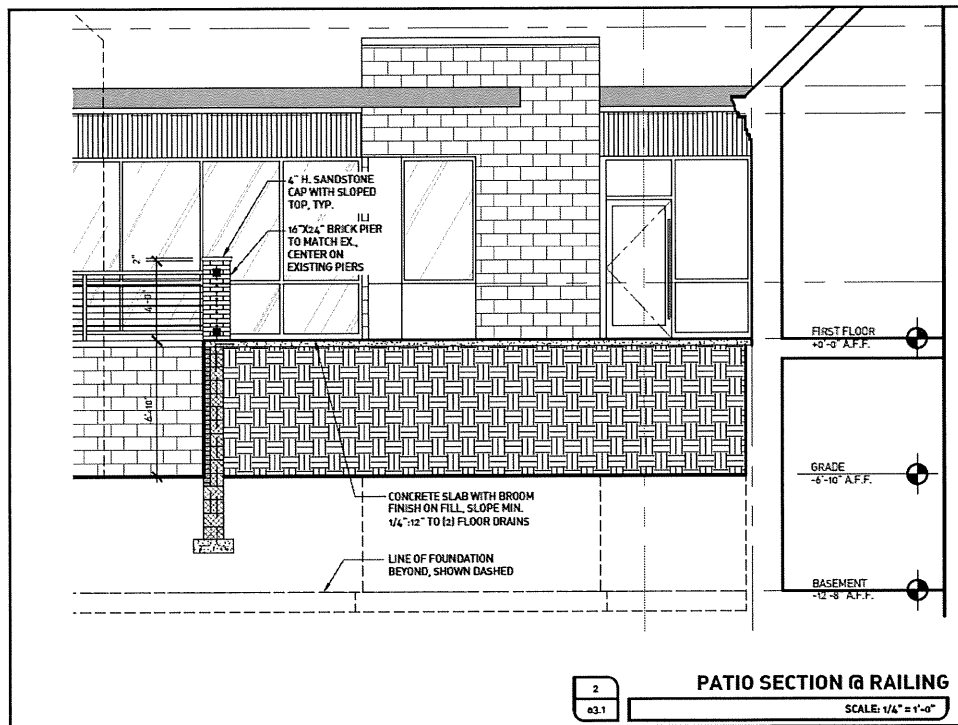
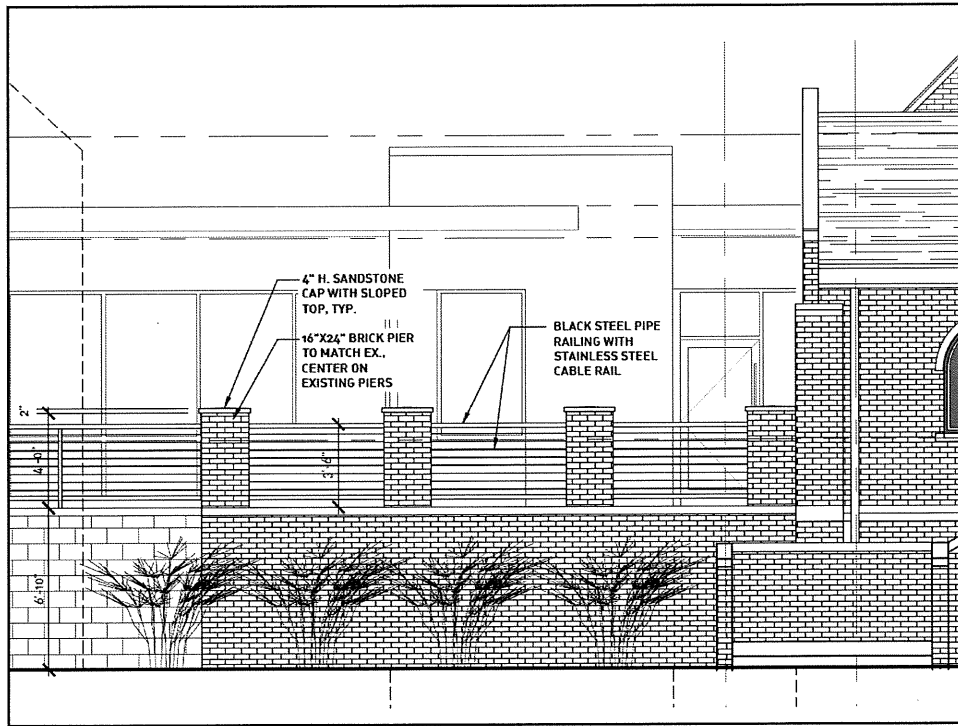


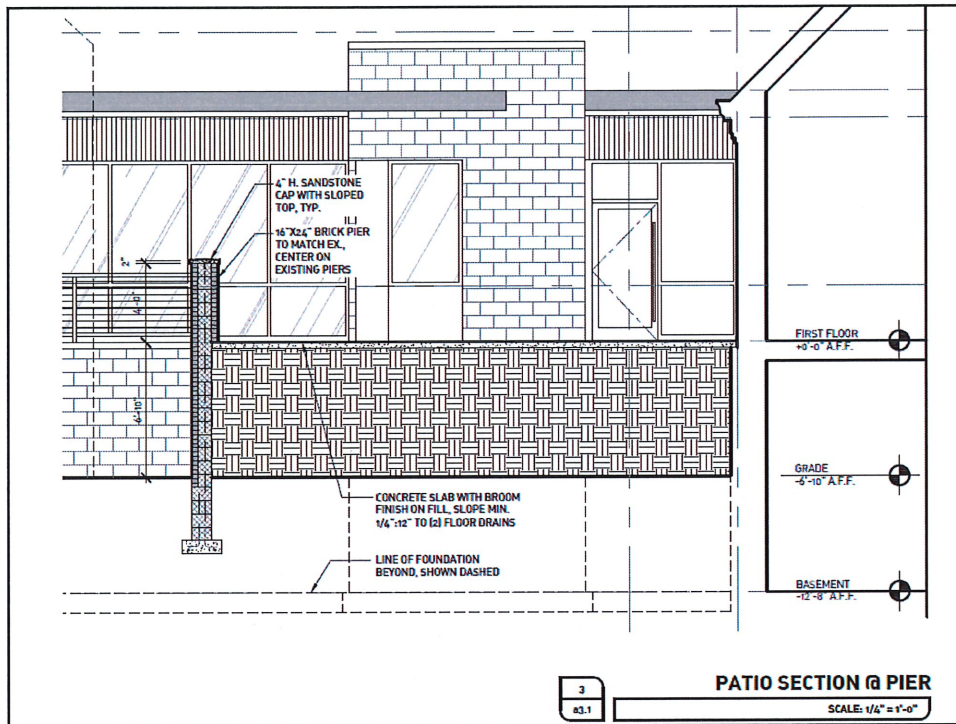








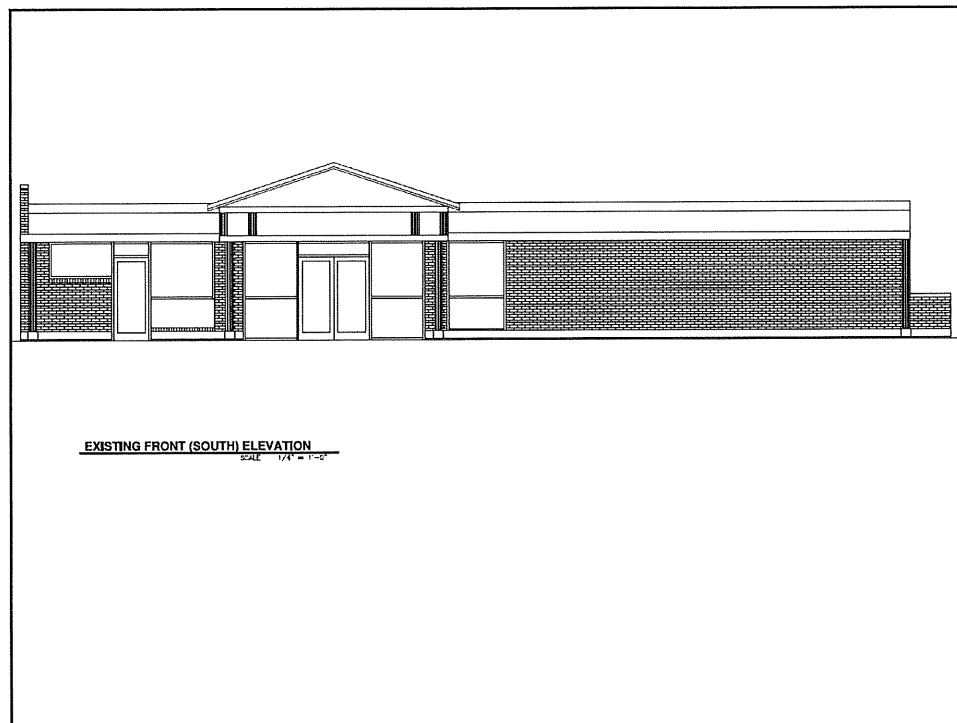
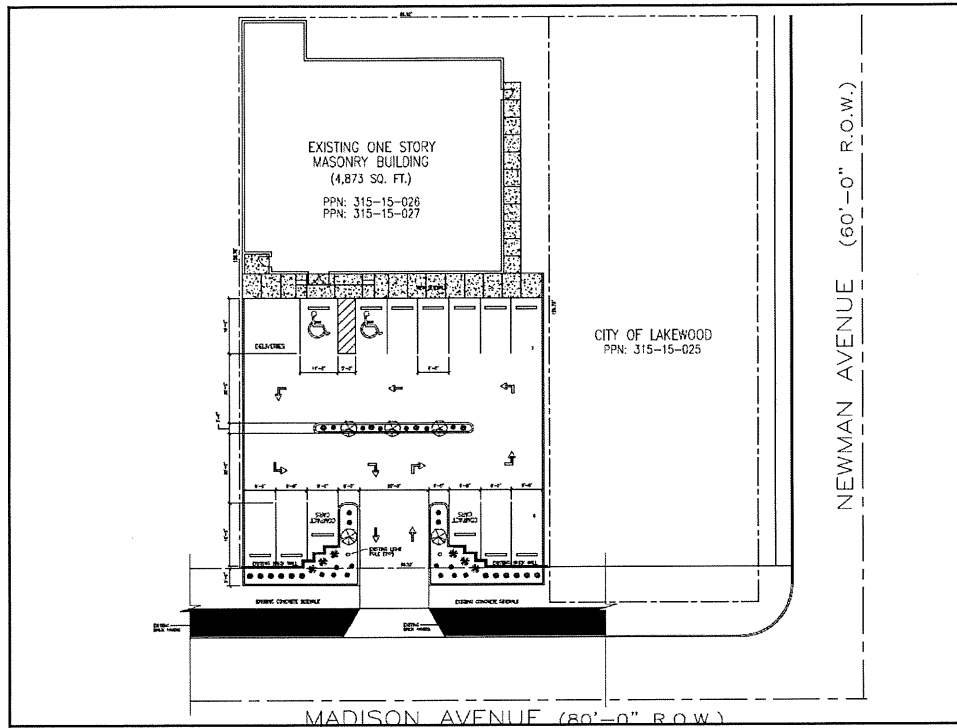


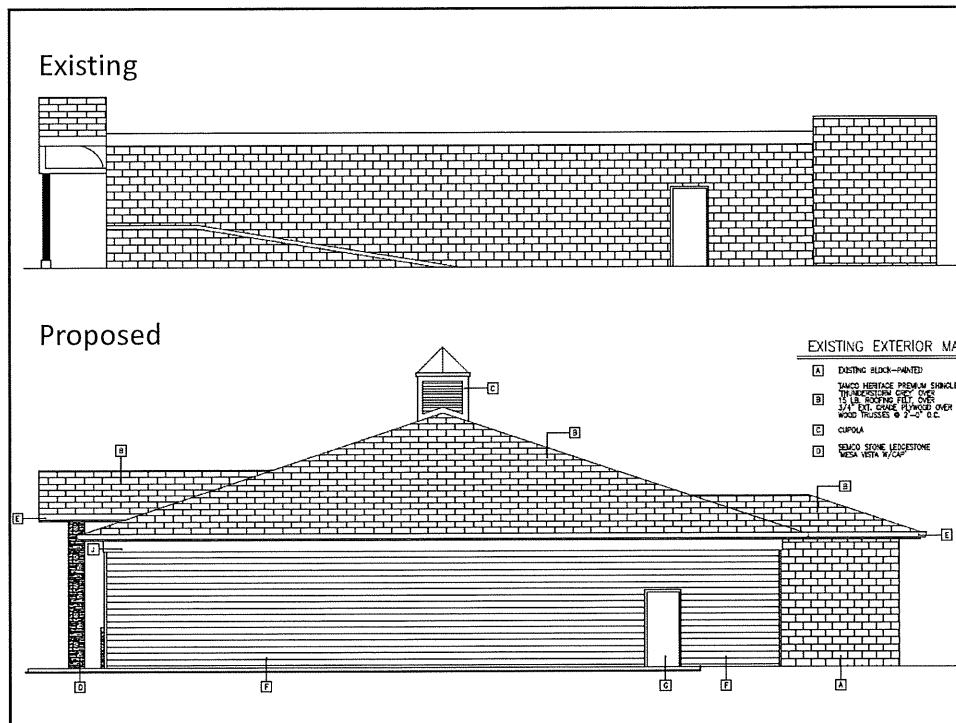
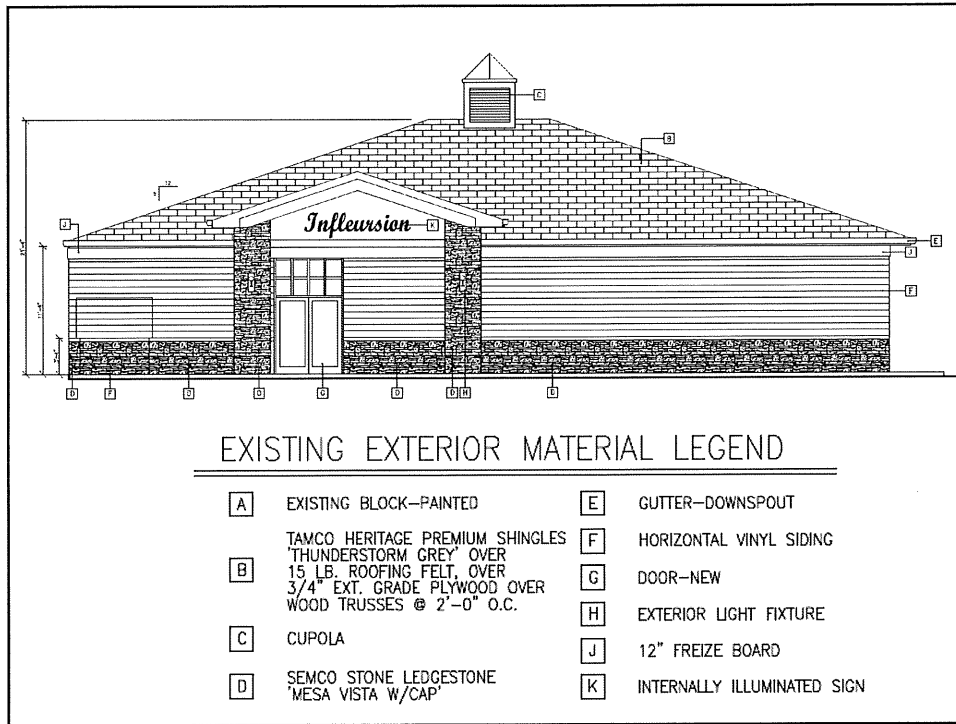


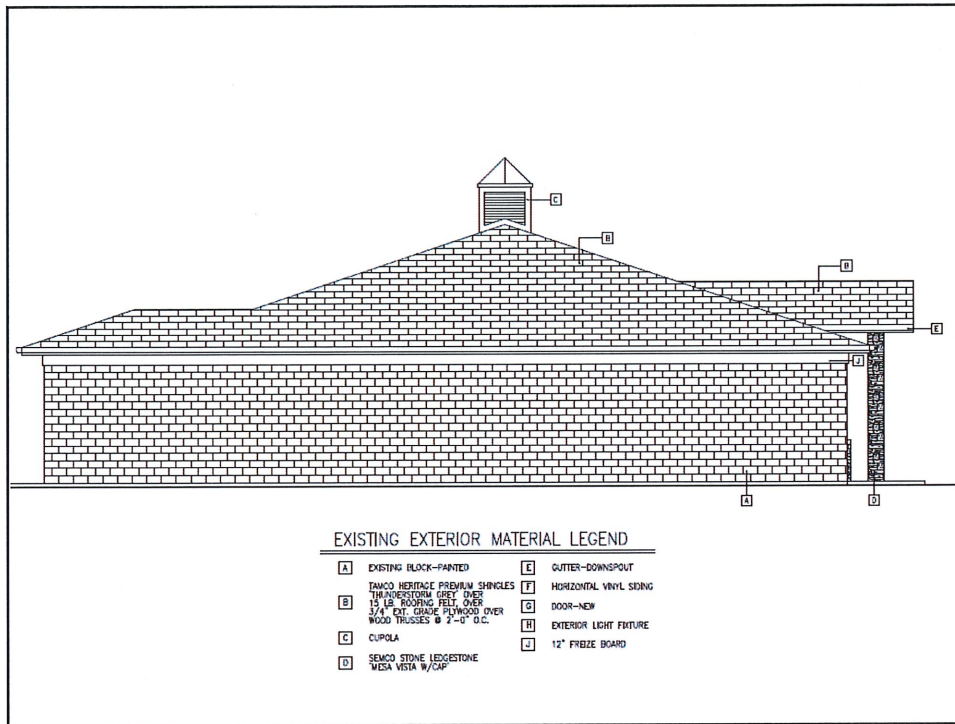


11906 Madison Avenue Influence



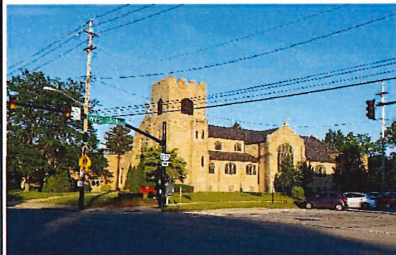








**18001 Detroit Avenue
St. Peter's Episcopal Church**



VIEW LOOKING SOUTHEAST FROM DETROIT AVE. AND WEST CLIFTON BLVD.



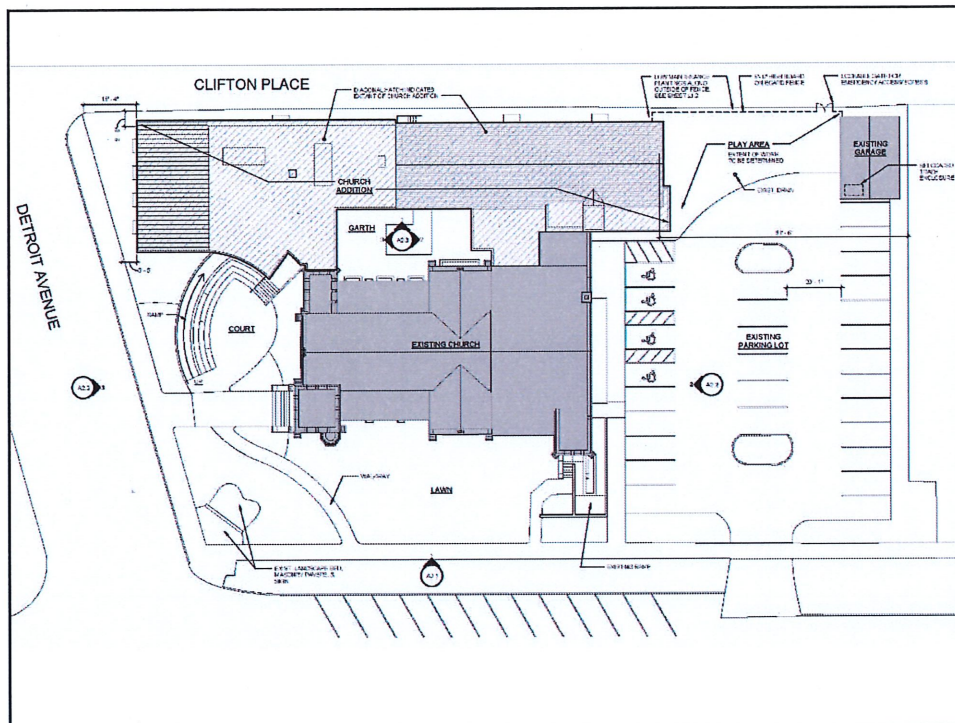
VIEW LOOKING SOUTHWEST FROM DETROIT AVENUE

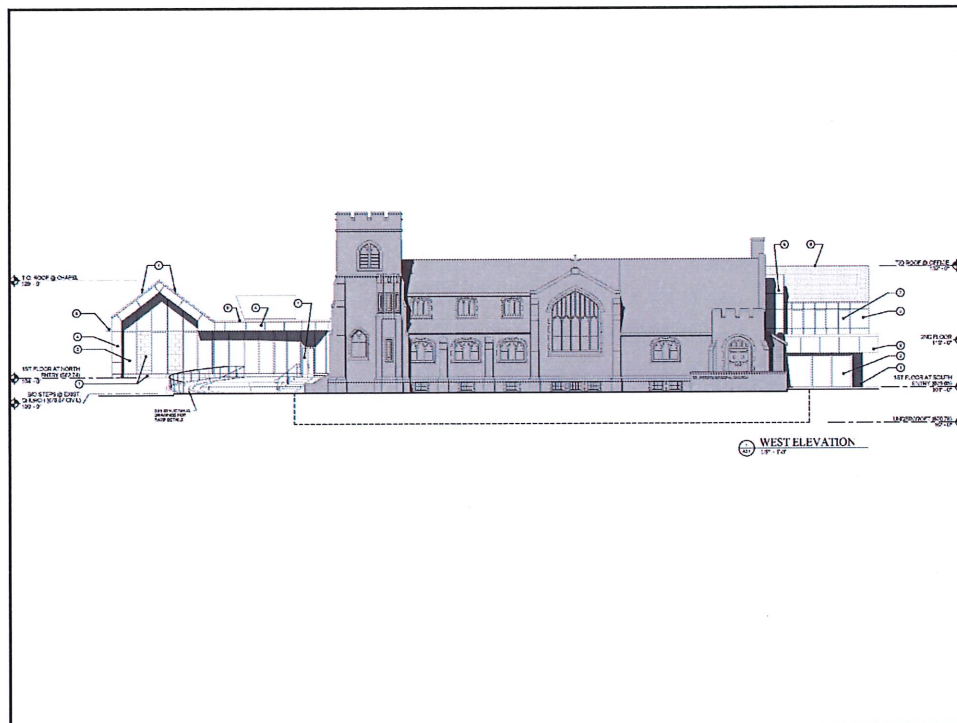
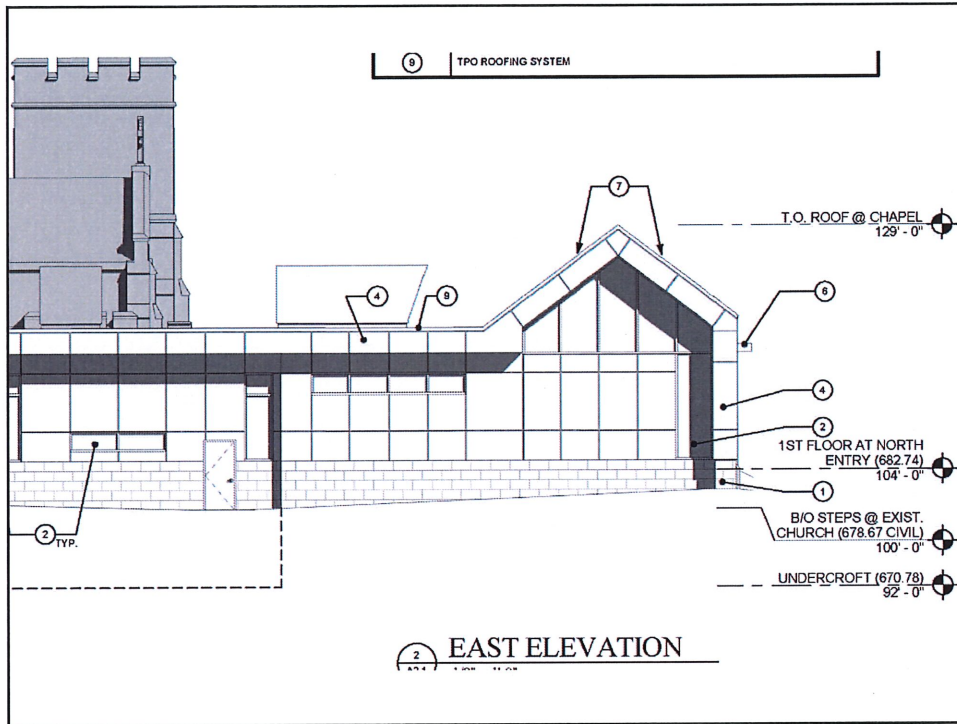


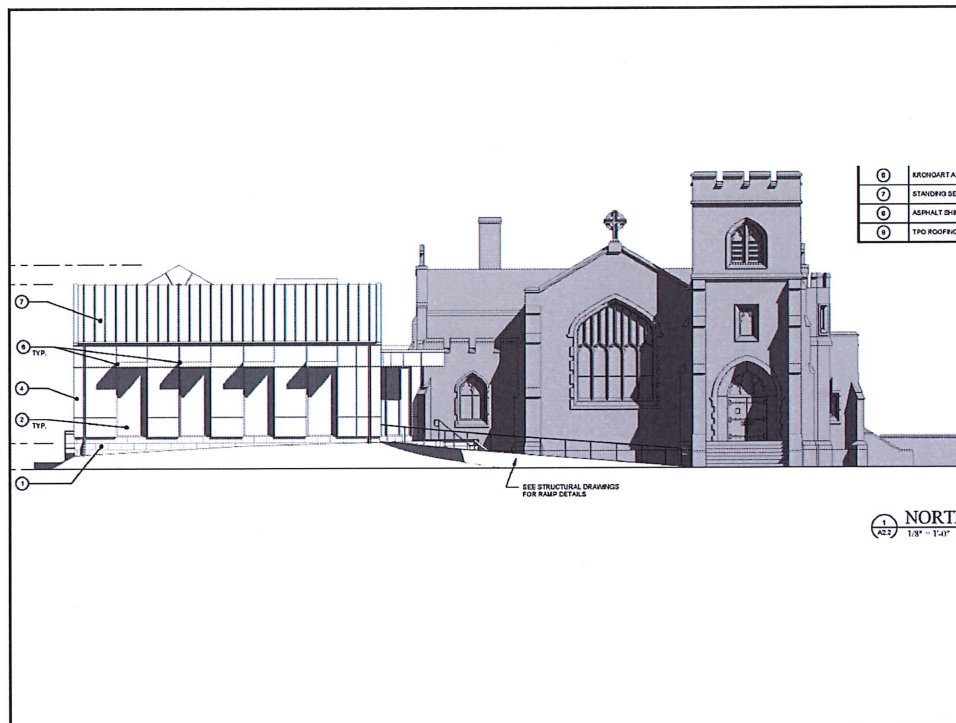
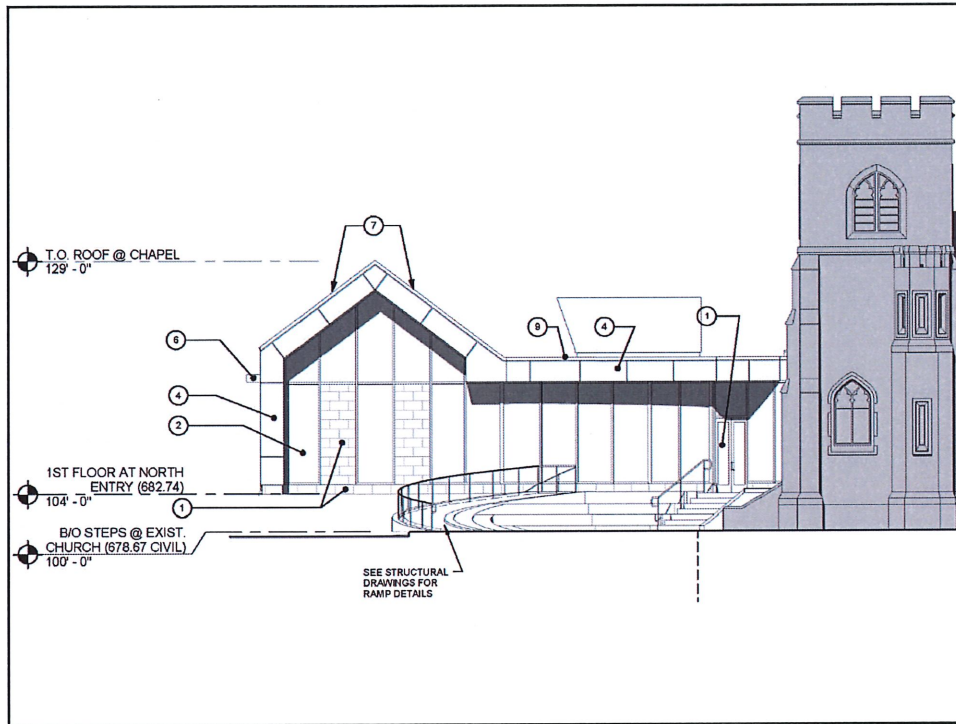
VIEW LOOKING NORTHEAST FROM PARKING LOT

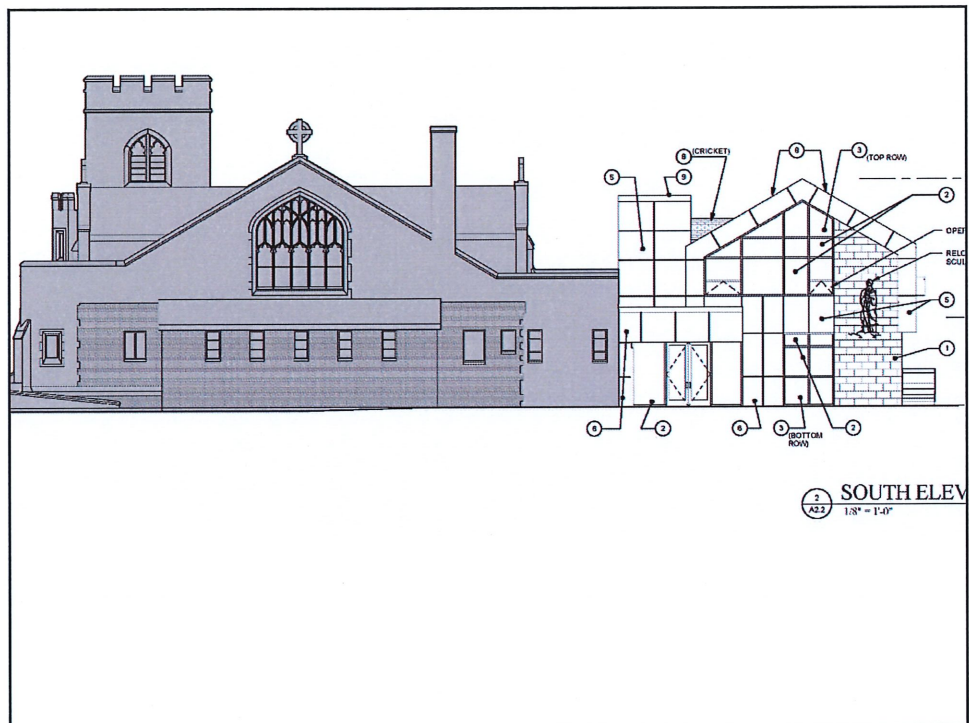
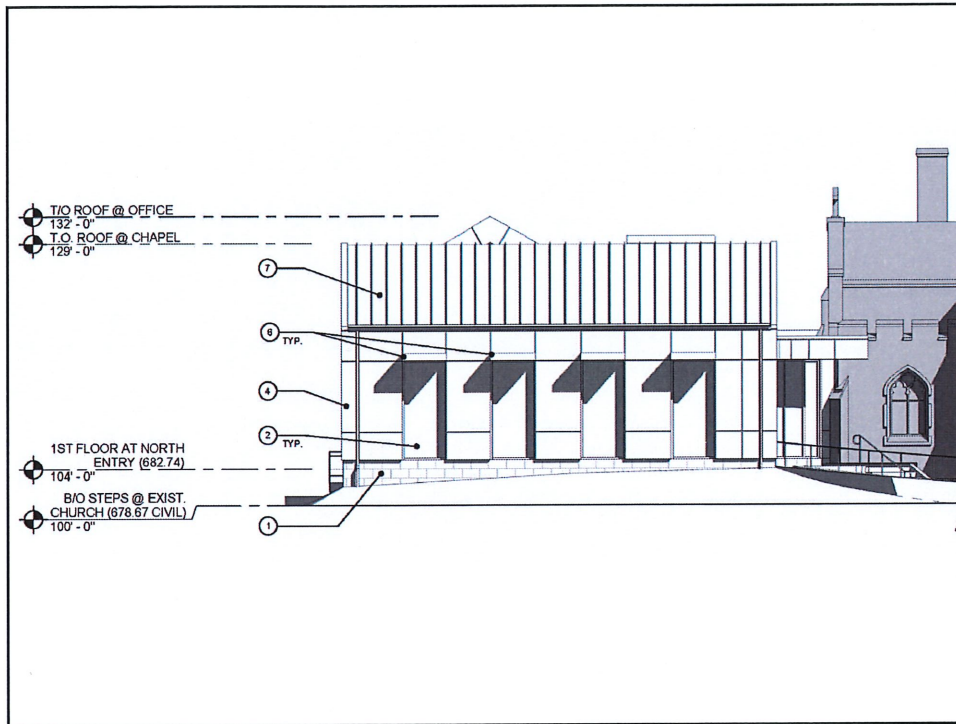


VIEW LOOKING NORTHWEST FROM CLIFTON PLACE ALLEY

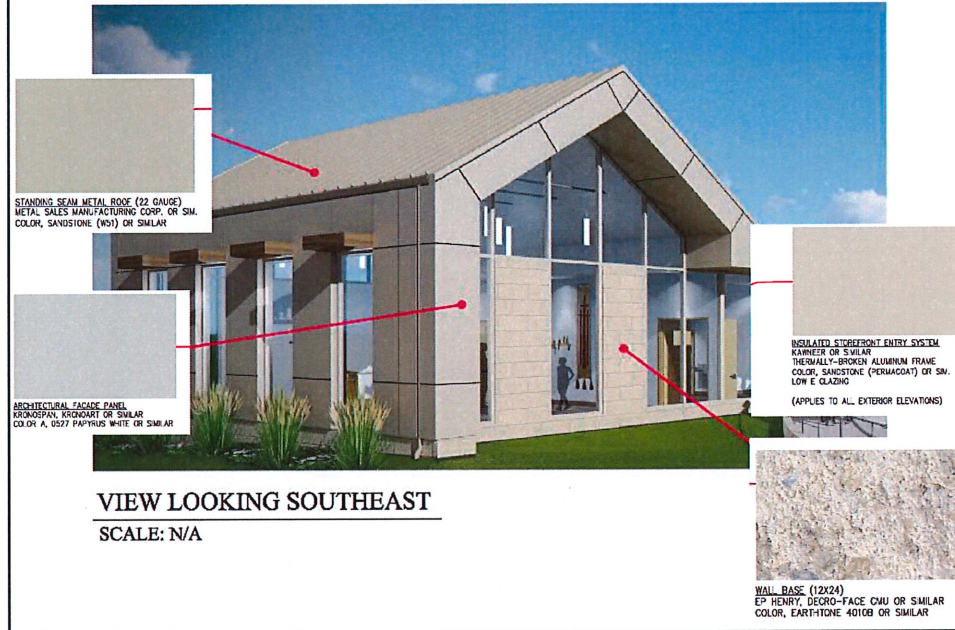




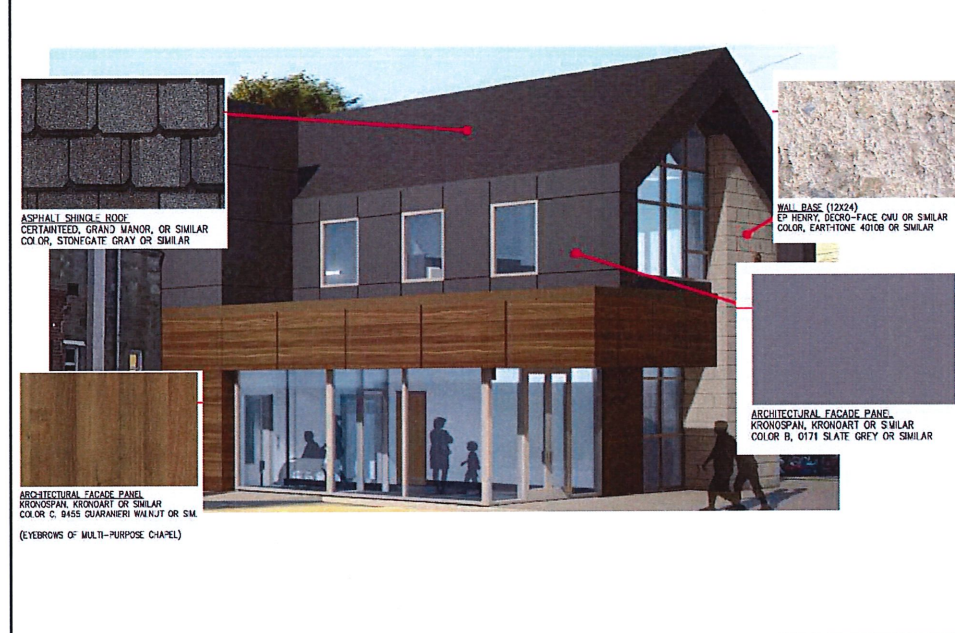


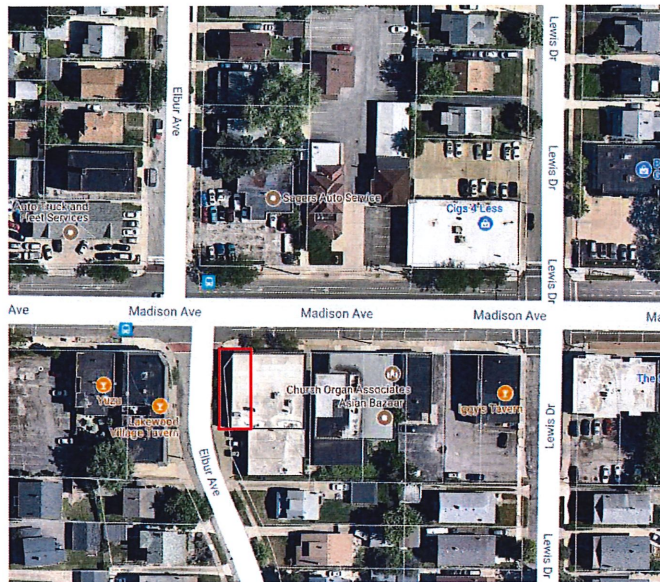


Materials - Chapel



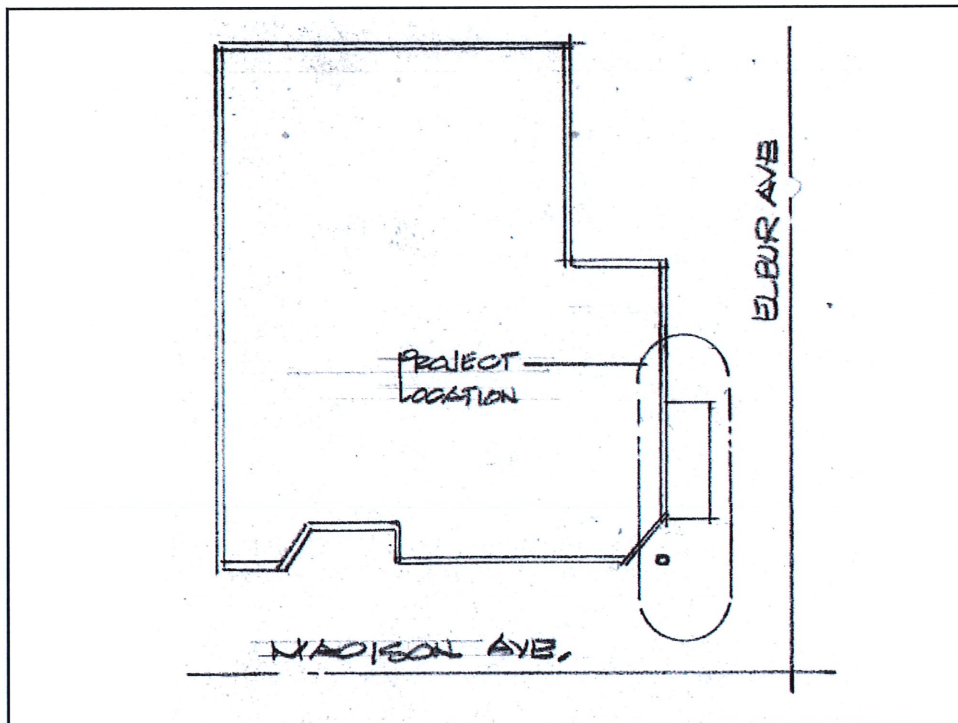
Materials - Rear

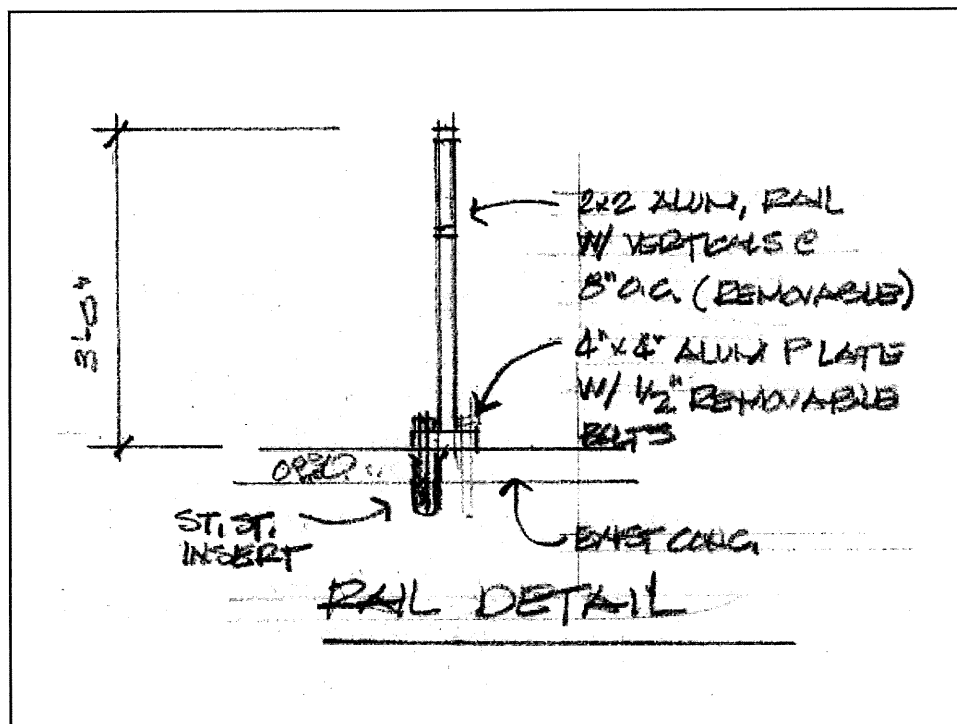
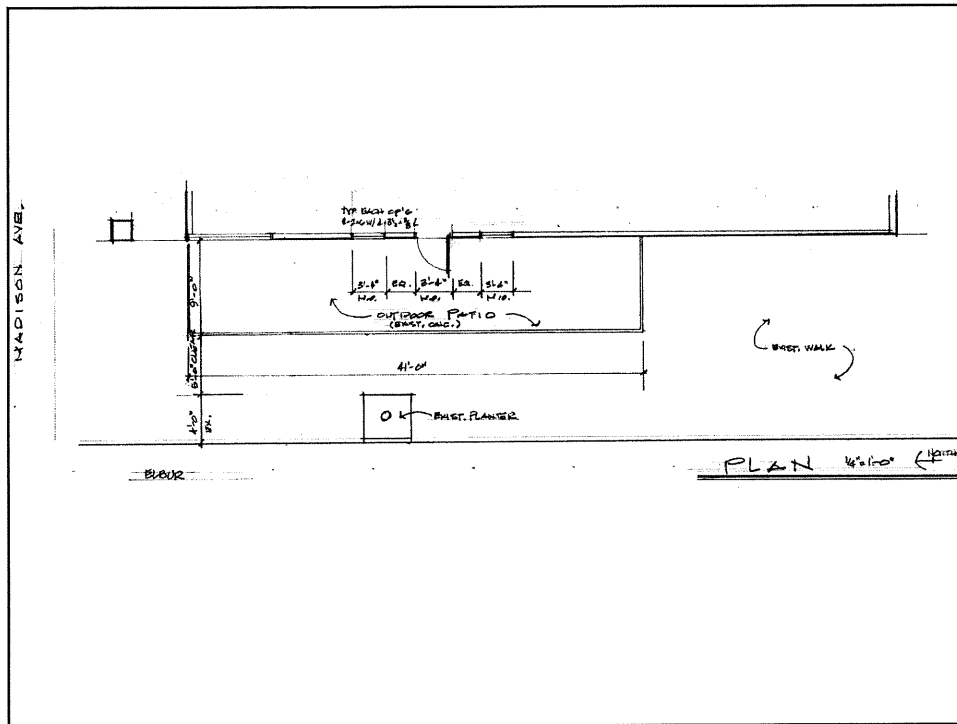




13427 Madison Avenue
EuroGyro





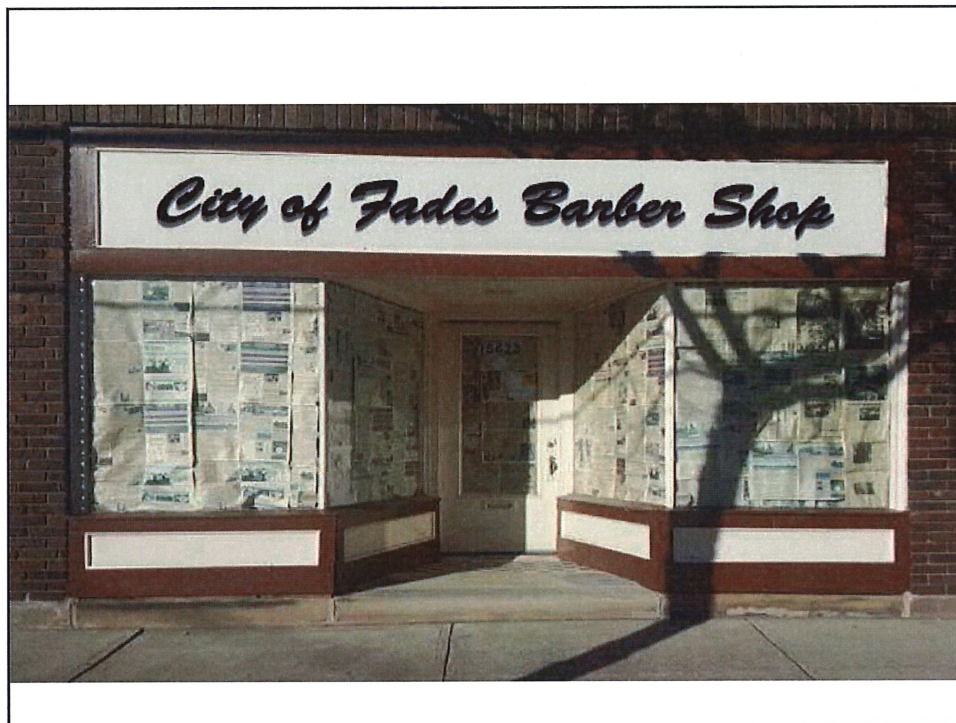
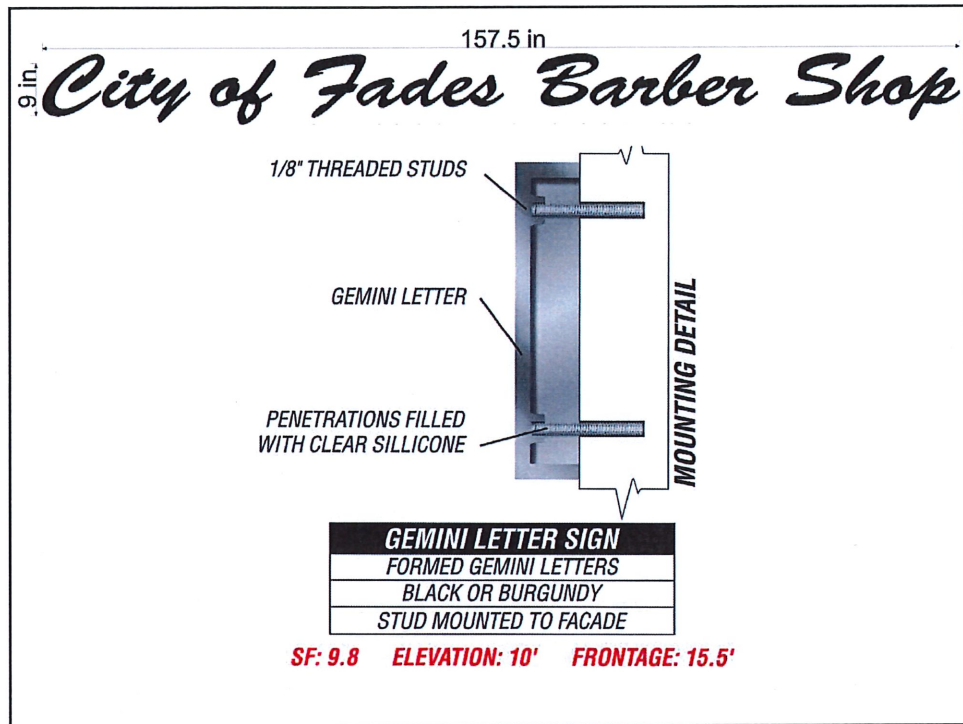


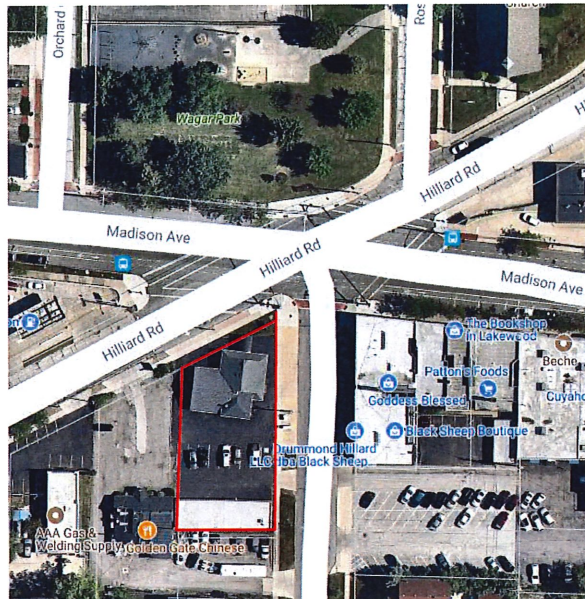




15622 Madison Avenue
City of Fades







**15901 Hilliard Road
Comfort Dental**



**15901 Hilliard Road
Comfort Dental**



— BY DR. NIKI —
216-226-3800



— BY DR. NIKI —
216-226-3800



The sign will be made from a poly-carbonate substrate sized at 48 inches by 96 inches with a translucent vinyl print on the face and a cut vinyl shape on the inside to give the sign a special effect during night time viewing.

Night Time Appearance

The back side of the sign will have block out vinyl applied to create a special effect similar to the one pictured above. The block out vinyl creates an area the inside lights cannot shine through.



Day Time Appearance

The face of the sign will have a translucent print adhered to give the sign one appearance during the day.



**18503 Detroit Avenue
ElaNour Couture**



